



# Saddlecreek Farms

PROPERTY OWNERS ASSOCIATION, INC.

T O D A Y

A Publication for the Residents and Property Owners of Saddlecreek Farms ☆ JULY 2007

## Board Report

This year has been a busy year involving many aspects of the Property Owners Association. With the year half over, we are looking toward the last half as an opportunity to continue enhancing Board and ACC procedures, achieving compliance with deed restriction violations by property owners, and to better our community. It has been our goal to provide newsletters every couple of months or so to keep members informed. With Board positions being volunteer positions filled by busy people, we were unable to meet that schedule. In the future, we hope to improve in this area. Here, however, we will update you on the latest POA news.

### Vandalism at Park

As you can see by the photos at right, the park signs and play equipment were vandalized for a second time (this happened in 2006 as well) in March. The Board replaced and installed the signs and cleaned up the equipment. The park is for resident and property owner use ONLY. If you see any suspicious activity or nonresidents/property owners using the park, you can report this to the Constable's office at 713.453.6959. The funds for upkeep and repairs for the park come out of the maintenance fees YOU pay. Let's spend our money on improvements rather than repairs.

### Streetlight Addition

In April, the Board voted to install an additional streetlight on Pino Lane. The installation should take place some time in July.

### Bulkhead Improvements

In May, the removal and replacement of approximately 330' of wind driven wave action battered bulkhead cap boards was completed at our park.

### Implementation of new Inspection Process and Deposit for New Construction

Leading into the new year, the Board voted to require a \$1,000 deposit by property owners at the time Architectural Review Application and building plans are submitted. The amount of \$500 is nonrefundable to be used as Architectural Inspection Fee (outside of Houston City Limits). The remaining deposit will be used toward resolving deed restriction violations during the building process. If there are no violations, the amount will be refunded to property owner. This allows the POA to enforce deed restriction violations without having to deplete the Members' fund. It also provides a way to assure quality construction and inspections within the area of Saddlecreek Farms that is outside Houston city limits. This inspection process includes five-stages: Forms Verification and Site Location; Plumbing Underground; Foundation; Mechanical, Plumbing, Electrical, Frame; and Mechanical, Plumbing, Electrical, Building, Elevation Site Drainage. The city of Houston requires their own inspection process. The entire deposit is refundable to those building within the city.

### Deed Restriction Violations

Currently, the Board is addressing specific deed restriction violations. It is important that you read your deed restrictions and are aware of the requirements for building in and living in our community. Deed restrictions are not guidelines but, simply put, rules to live by in Saddlecreek Farms. The Board has its own procedures and responsibility to the Members (property owners) to enforce these issues in order to keep Saddlecreek Farms a desirable place to live. If you have questions or recommendations regarding our current deed restrictions, please call or email a Board member.

### Right of Way Mowing

At the last Annual Meeting, a proposal was presented and voted on by the membership to increase maintenance fees to cover the cost of mowing along side the streets and ditches. The quality of service has not been as expected by both the Board and residents. Currently, we are in the process of resolving this issue to create the unity throughout the subdivision as was our original goal.



## Reminders Before You Build

**New construction and exterior changes** must be approved by the Saddlecreek Farms POA Architectural Control Committee **prior to commencing work**. Please contact ACC Chairperson Edward Byrd at 281.324.5348 or another member of the ACC committee for information (contact info available on website). Building requirements are included in your Deed Restrictions. You can download a copy (complete with amendments) from the POA website. ACC Instruction Sheet and Application is also available



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to download. The ACC must receive your completed application and deposit along with two copies of your plans and samples for review. Please contact them first and have your questions answered before you begin so there are no holdups during your construction process.

Below are recent Amendments regarding construction process:

*Use of Temporary Structures 3.10*

During the construction process, temporary structures, whether RV, motor home, travel trailer, camper, tent, horse trailer, modular home or mobile home will not be permitted to be stored or parked at any time.

*Lot Maintenance 3.21*

...During the construction process, the owner shall provide, at owner's expense, an appropriate sized Debris Box for the adequate disposal of trash and other discarded building materials.

**Neighborhood Watch**

In June, a stolen vehicle was burned and abandoned on an owner's property. Being a small community, it is up to all residents to be watchful of suspicious people and activities in our neighborhood. Please report your concerns to the Constable's office at 713.453.6959. They will come out and follow up on these reports. The City of Houston Police patrol the neighborhood daily.

Many times the stop signs in our community or ignored by both construction workers and some residents. Even though the community is not built out, there are still numerous children living here. Please, take the time to slow down and stop at the stop signs. The speed limit is 30 mph. Our residents do enjoy walking and biking along our streets. Please provide a safe place to do so.

**Letter from Resident**

I recently watched a news clip regarding child safety and registered sex offenders. I did some research and was surprised to find several sex offenders living in a neighboring subdivision. This information can be obtained at [www.txdps.state.us](http://www.txdps.state.us). With the growth of our community and its increase in traffic, it is becoming increasingly difficult to maintain a safe environment for our residents. It is important for us to know the identity and location of these people to protect our children and grandchildren. I encourage all residents to keep a watchful eye in our community.

*Sincerely,  
A Concerned Resident*

**Useful Numbers**

- Precinct 3, Harris County Constable  
713.453.6959
- Precinct 4, Harris County Constable  
281.376.3472
- City of Houston Police Department  
713.884.3131
- DPS • 713.957.6192
- Poison Control • 800.764.7661

East Houston Regional  
Medical Center  
13111 East Freeway  
Houston TX 77015  
713.393.2000

Huffman ISD  
24403 Lake Houston Parkway  
Huffman, TX 77336-2231  
281.324.1871

Post Offices  
Crosby 281.462.2329  
Huffman 281.324.6934

Utility Service Numbers  
CenterPoint Energy 713.659.2111  
ReliantEnergy 713.207.7777  
Republic Waste Services 281.446.2030  
Verizon 800.688.2880

**More Info...**

**FIX YOUR FENCE!**

One of the things that makes our neighborhood look nice is the white fencing throughout. However, broken and dirty fences are unappealing. Your fence belongs to you. Please fix any broken or fallen fences. Call Southland Fence (ask for Blake) 281-924-0741.

**ALARM PERMITS**

Did you know that you need a Harris County alarm permit if you plan to have an alarm system in your home? You can get more information at <http://www.jims.hctx.net/alarms>

**VEHICLE STICKERS**

If you are a new property owner, please contact Cassandra McGregor at [cfish@catfishdesigns.com](mailto:cfish@catfishdesigns.com) or call 281.324.9408 for your vehicle stickers. If you have misplaced or want extra, they can be purchased for \$25 each. Please place this static label inside vehicle on front windshield.

**UPDATE YOUR INFO**

All correspondence including newsletters, deed restriction information, Annual Meeting notice, maintenance fee invoices, etc. is sent to the address we currently have on file. If your address or phone number has changed since you purchased your property, please let us know by sending an email to [cfish@catfishdesigns.com](mailto:cfish@catfishdesigns.com).

**REPORTING STREET LIGHT OUTAGES ONLINE**  
[www.centerpointenergy.com/outage/](http://www.centerpointenergy.com/outage/)

There is a number on each street light pole. The number is helpful to locate the pole but not necessary if unknown.

**HUFFMAN ISD**

First day of school is August 27. For more information, you can visit their website at [www.huffmanisd.net](http://www.huffmanisd.net).

**POA Board of Directors**

- Steven Ramshur, *President*
- Jack Campbell, *Vice President*
- Jay Vincent, *Secretary*
- Cassandra McGregor, *Treasurer*
- Mike McKinney, *Director*

**Architectural Control Committee**

- Edward Byrd, *Chairperson*
- Greg Green
- Emmit Gueary
- Rodney Henderson

**Saddlecreek Farms Property Owners Association**

P.O. Box 1426  
Huffman, Texas 77347  
281.324.9408  
[www.saddlecreekfarmspoa.com](http://www.saddlecreekfarmspoa.com)  
[cfish@catfishdesigns.com](mailto:cfish@catfishdesigns.com)

To submit information\* for newsletter, mail to the address above (Attn: News) or email to [cfish@catfishdesigns.com](mailto:cfish@catfishdesigns.com).

*\*Any resident of Saddlecreek Farms may send in an article of interest to be printed in the newsletter. Articles may be edited or rejected by the Board of Directors or the editorial staff.*

*Newsletter has been reviewed and approved by SFPOA directors.*



**Visit the POA website at**  
*www.*  
**saddlecreekfarmspoa.com**

Access meeting information, ACC forms, deed restrictions, bylaws, amendments, newsletters, events and announcements, and contact Directors and ACC members.