



# Saddlecreek Farms

PROPERTY OWNERS ASSOCIATION, INC.

T O D A Y

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

## Board Report

We regret that three Board members have resigned in the month of August - President Steven Ramshur, ACC Chairperson Ed Byrd, and ACC member Emmitt Gueary. We would like to thank each of them for all the support and efforts contributed to the Board and the community during their times of service.

The Board is planning to appoint Jack Campbell as the new SFPOA President. Other appointments may be made later in the month and will be posted to the association website.

### Welcome New ACC Member

The Board would like to welcome Diane Janak as a new ACC member. Mrs. Janak's focus will be primarily on deed restriction violations throughout our community. If you would like to be part of the ACC committee, please contact a Board member. We have two openings available.

### Gate at the Estates

Lately, there have been several incidences of the gate staying open. One incident was related to ants shorting out the electrical system which the POA had repaired. To eliminate these types of problems, we have entered into a maintenance contract with Gates in Motion to maintain the system. Secondly, the codes will most likely be reset as it appears some non-resident/owners are using these codes to enter our park and boat ramp, or cruise the neighborhood. We have a multitude of construction traffic entering the gate as well. We appreciate your patience and hope to update you within the month with new codes and a system of who to contact if you have a problem with the gate.

### Water Company

The Board has been notified that the City of Houston will take over our water system most likely within the next year.

### Right of Way Mowing

The Board voted to terminate the right of way mowing as the vendor was unable to provide service to the standards as expected each month. We were unable to find another company to take over the specific job within that price range to finish out the year. In August, the Board voted to refund half of the maintenance fee increase (\$50) to those property owners who are current with their maintenance fees as of Aug 29, 2007. There are three options: 1) you may request a check to be mailed or distributed at the Annual Meeting in October; 2) you may have \$50 credited toward 2008 Maintenance Fees; 3) or you can leave in the fund to help support association expenditures. *(Please fill out and return the form below.)*

## Be a Good Neighbor

- Promptly remove trash cans from street and conceal from public view
- Keep fences clean and repaired
- Keep pets confined to your residence (this protects them and respects others)
- Trim bushes and trees and cut weeds and grass
- Prompt removal of all litter, trash, wastes, and refuse
- Don't litter
- Drive carefully and watch for children
- Watch out for and report criminal activity

## Newsletter List

Currently, not all newsletters are mailed but rather posted on the Association website. If you would like to be notified when a new edition is posted, please send your email address to [cfish@catfishdesigns.com](mailto:cfish@catfishdesigns.com) and a link will be sent to you to download the newsletter.

## Deed Restriction Compliance

Thanks to all of you who so diligently keep your property looking nice and help make Saddlecreek Farms a beautiful place live. The single most important investment is our homes. Please take the time to review your deed restrictions, these were given to you at closing. You can access them at our association website.

We have numerous deed restriction violations and some owners have more than one. The mowing of property, keeping weeds and grass cut, maintaining fence-line, these are the responsibility of the property owner. Even if you are not a resident you still have to maintain your property. We need each and every property owner to take care of your violations promptly. The Association wants to maintain, improve and enhance Saddlecreek Farms to make it a desirable attractive safe subdivision. To do this we need your help and cooperation. Letters, and legal fees to enforce violations are going to take money away from improvements needed to make Saddlecreek a safe attractive place to live. So please take the time to make sure you are in compliance with your associations deed restrictions and correct them before any action has to be taken.



Visit the POA website at  
[www.saddlecreekfarmspoa.com](http://www.saddlecreekfarmspoa.com)

P.O. Box 1426 ☆ Huffman, Texas 77336 ☆ [www.saddlecreekfarmspoa.com](http://www.saddlecreekfarmspoa.com)

## Right of Way Mowing Refund

If you are current with your Maintenance Fees as of Aug 29, 2007, you are eligible for a refund of \$50\* from the additional monies that were approved and designated for the right of way mowing of the subdivision at the 2006 Annual Meeting. Since this service has been discontinued, the Board voted to refund the unused portion.

- I request a check to be mailed to the address listed.
- I will pick up my check at the Annual Meeting in October.
- Please credit my 2007 Maintenance Fees.
- Please leave in the fund to help support association expenditures.

Name:	_____
Address:	_____
	_____
Phone:	_____
Email:	_____

Please check the appropriate box and fill in the form and mail to SFPOA, Attn: Treasurer, PO Box 1426, Huffman, TX 77336. (Please add your email address if you'd like to be notified when newsletters are posted online.) \*Prorated Maintenance Fees paid by new owners will receive prorated refund.

## 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 a member of the ACC committee for information (contact information is 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 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.

## Neighborhood Watch

If you see suspicious people or activity in the neighborhood, please report to the Constable's office at 713-453-6959. They will send an officer to investigate.

## Neighborhood News

Mike and Kay McKinney are proud to announce that their son, Andrew, graduated from Marine boot camp at Marine Corps Recruit Depot, San Diego, CA in June. He completed Marine Combat training in July. Currently, he is in M.O.S. school in Meridian, MS. In addition to this proud news, they are pleased to announce their new twin grandsons have been released from neonatal intensive care after being born approximately two months premature. The boys are home complete with oxygen and various monitors and require round-the-clock care (which is wearing out both of the happy grandmothers).

## Monthly Board Meetings

Every third Tuesday, unless otherwise posted on the POA website, the Board meets at the Crosby Community Center from 7:00-9:00 p.m. Property owners are welcome and encouraged to attend these meetings to keep informed of growth, issues and news regarding our subdivision. If you plan to attend it is helpful, but not necessary, to let a Board member know so we can arrange enough seating. Before the meeting is called to order for business, guests may have a short opportunity to speak if desired. Once the meeting is underway, guests are welcome to stay and listen to monthly business. If you have a particular concern you would like addressed, please place it in writing and bring to the meeting with you. There may not be time to address it that evening but the Board will address it promptly with you personally.

## Useful Numbers

Presinct 3, Harris County Constable  
713.453.6959  
Presinct 4, Harris County Constable  
281.376.3472  
City of Houston Police Department  
713.884.3131  
DPS • 713.957.6192  
Huffman ISD  
24403 Lake Houston Parkway  
Huffman, TX 77336-2231  
281.324.1871

Poison Control • 800.764.7661  
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 Rick Schafer) 254-640-5554.

### 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.

### 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.hctx.net/online\\_services.asp](http://www.hctx.net/online_services.asp)

### 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).

### HUFFMAN ISD

[www.huffmanisd.net](http://www.huffmanisd.net)

## POA Board of Directors

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

## Architectural Control Committee

Greg Green  
Rodney Henderson  
Diane Janak

## Saddlecreek Farms Property Owners Association

P.O. Box 1426  
Huffman, Texas 77336  
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.*

## LOOKING FOR A RECYCLING CENTER?

There is a drop off center located at the Metro Park and Ride just beyond the Kingwood Library on W. Lake Houston Pkwy. and Rustic Wood Drive. It is open the second and fourth weekends of the month from Friday afternoon to Monday morning. The center accepts aluminum and steel cans, #1 and #2 plastic bottles, clear and colored glass, paper, cardboard and phone books.

*Saddlecreek Farms*  
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