



# Saddle Creek Farms

PROPERTY OWNERS ASSOCIATION, INC.

T O D A Y

A Publication for the Residents and Property Owners of Saddle Creek Farms ☆ DECEMBER 2007

## Happy Holidays

Best wishes to you and your families for a joyful holiday and wonderful year ahead! Thank you for the opportunity to have served our community this past year. We look forward to future growth and progress in our neighborhood, and welcome the addition of new residents and families.

Sincerely,  
Board of Directors, 2007



## Annual Meeting Report

The Annual Meeting was held on Monday, November 5 at the Crosby Community Center. The minutes of the meeting have been posted to the POA website.

There were two amendment changes recommended for vote regarding maintenance fees for multiple lot owners and the granting of variances. However, there were not enough properties represented at the meeting to vote on amendment changes. Seventy percent is required for amendment votes.

There was discussion regarding an additional amendment consideration petitioned by a group of residents and presented to the Board regarding *one vote per family regardless of how many lots they may own* (meaning one vote at Annual Meeting even if two or more lots are owned and even if maintenance fees are paid for each lot). The reason this particular recommendation was not placed on the ballot was not completely explained at the meeting. To address this, the Board took all deed restriction change recommendations to the POA attorney for advice prior to setting up the ballots. The attorney's response was positive to the two that were included on the ballot, however, felt that this particular change "seems unfair to require owners to pay the full maintenance fee on all lots but not give them the representation for doing so. Obviously, if a person owns two or more lots, they are paying more to the Association....we do not believe this amendment is in the best interest of the owners or the Association." Having included the amendment change of *one maintenance fee paid per lot owned* on the ballot, and based on this response, the Board voted to exclude this one from the ballot. After all, it is the Board's responsibility to do what it feels is in the best interest of the community.

Officer elections were held this evening. The current Board Members would like to congratulate the new 2008 Board Members. They are **President - Jerry Wilson, Vice President- Jasen Rabalais, Secretary- Diane Janak, Treasurer- Julie Bell, and Director- Rick Klepetko**. The new Board's term will begin January 1, 2008. If you are interested in participating on the Architectural Control Committee, please contact [dianejanak@yahoo.com](mailto:dianejanak@yahoo.com). Watch the website for posting of 2008 monthly meeting dates.

## Maintenance Fees and Mowing Refund

The Board voted to leave the maintenance fees at the amount of \$400 for 2008. If you are eligible for a full or partial (prorated) mowing refund, and your refund form was not received by November 30, you will automatically receive a credit on your 2008 maintenance fees. The discount will be reflected on your invoice. Invoices will be mailed out during the month of December. *Maintenance fees are due by January 31, 2008. It is your responsibility to send in your fees to the PO Box listed below. If you do not receive your invoice by January 1, please contact a board member to update your address. A 30% late fee of will be assessed for those payments made after January 31, 2008.*

## Making Room for New Holiday Gifts?

If it's time for "out with the old and in with the new" - but the "old" is too good for the garbage bin and you don't want to make the effort to sell, try Freecycle.org! It's a grassroots and entirely nonprofit movement of people who are giving (& getting) stuff for free in their own towns. It's all about reuse and keeping good stuff out of landfills. Each local group is moderated by a local volunteer (them's good people). It's very easy to use and membership is free.

To sign up, go to [www.freecycle.org](http://www.freecycle.org).

## 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 [dianejanak@yahoo.com](mailto:dianejanak@yahoo.com) and a link will be sent to you to download the newsletter.



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

## Board Report

**December Meeting** • The December monthly meeting will be a transition meeting for the new Board of Directors. Contact Diane Janak at [dianejanak@yahoo.com](mailto:dianejanak@yahoo.com) for future meeting dates set by the new Board.

**Maintenance and Repair** • The barrier at the end of Matador Drive has been repaired. Special thanks to Brett McGregor for donating the labor. Also, treatments have begun to remove the reeds from the ponds at the entrance to the subdivision.

## 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.

## Useful Numbers

Prescinct 3, Harris County Constable  
713.453.6959  
Prescinct 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

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).

## POA Board of Directors

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

## Architectural Control Committee

Diane Janak, *Chairperson*  
Julie Bell  
Greg Green  
Kay McKinney

## Saddlecreek Farms Property Owners Association

P.O. Box 1426  
Huffman, Texas 77336  
281.324.6564  
[www.saddlecreekfarmspoa.com](http://www.saddlecreekfarmspoa.com)  
[dianejanak@yahoo.com](mailto:dianejanak@yahoo.com)

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



*Saddlecreek Farms*  
PROPERTY OWNERS ASSOCIATION, INC.

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