



Saddle Creek Farms News Letter

Property Owners Association, Inc.

Board of Directors Report:

* **October 2008** *

Note: From the BOD President:

The Board of Directors met with the New Exxon Commercial Property Owner at our POA meeting in August. This meeting allowed the BOD/ACC to view site plans and ask questions. The new owners assured us that the Community's Entrance Signs will not be taken down. They like the look & colors of our signs and will pick exterior colors to closely match our entrance signs. There will be an additional access, entrance & exit to their store off of F.M. 2100. However, due to safety factors they have decided to make that entrance past the median, (inside the subdivision) which will alleviate someone heading south on Fm 2100 and cutting across our exit lane on to Saddlecreek Farms Dr.

The store will be open from 5:00 a.m. till 11:00 p.m. seven days a week. This store and stations will not be open 24 hour a day. In my opinion this is a bonus for our community/subdivision lessening crime temptation because it will alleviate traffic & people from hanging at all hours of the night.

The dumpster will be enclosed and located in the rear of the store, and will be built with the same materials to match the main dwelling. The container that is presently located on this commercial property will be used to store equipment during construction. They have assured us that they will hire a clean up crew for daily clean up and will have security during the construction of this new store facility.

The BOD was concerned about the elevation of the property. The general contractor/builder explained that the elevations are within County guidelines, and the grade for drainage will be slight at best, and will drain into the retention ponds which they will maintain due to this retention pond being on their commercial property. The time frame for completing construction will be approximately four months, with the weather permitting.

The Board of Directors & the General Contractor will be in constant contact and will communicate with each other during the building operation of this new store/station facility.

If you have any questions regarding the "New Exxon Store/Station" please email your questions to any Board member. We will do our very best in answering anyone's questions in a timely manner.

~Jerry Wilson, President
October 2008

Compliance Notice: Regarding "Storm Damage" from IKE

The Board of Directors met shortly after the storm and voted that all property owners have until: **December 15, 2008** to get all road side debris picked up and cleaned up. After December 15, 2008 the current Board of Directors will take the appropriate measures and action needed to bring the needed property owner into compliance at the property owner's expense. Please address questions and concerns with an ACC Committee Member or a Board Member. Letters have been mailed out to all property owners that have debris or need fence repair or replacement.

POA Board of Directors

- **Jerry Wilson, President**
- **Jasen Rabalais, Vice President**
- **Martha Rios, Secretary**
- **Julie Bell, Treasurer, Communication Committee.**
- **Rick Klepetko, Director (New Construction)**

Architectural Control Committee:

- ACC Chairperson: Diane Janak

Landscaping and Maintenance Committee:

- Director: Jimmy Janak

Announcement! Annual Meeting!

November 18, 2008
Crosby Community Center
7:00 p.m. - 9:00 p.m.

If you are interested and would like to become a 2009 Board Member or ACC Member you must be present to place your nominee or to place your vote.

Make your Vote to Count!

To make your vote count all Maintenance Fees must be paid and current. All Deed Restrictions Violations and New Construction must be in compliance with the current Deed Restrictions.

Hope to see everyone there!

News Letters

Currently, not all newsletters are mailed, however they are posted to our Association website quarterly. Please visit our website to obtain and download a copy of our newsletters.



Enjoy the water sports, & please remember **Safety First!**

SADDLECREEKFARMS*NEWS LETTER* October 2008

Before you Build:

All New Construction Plans are to be presented and accompanied by the property owner & builder at a monthly board meeting. Upon submitting your (2) two sets of plans there is a New Construction Building deposit to be paid in the amount of **\$2,500.00** this deposit will be due by the builder property owner. No New Construction Plans will be approved with out the New Construction Deposit of \$2,500.00 being submitted with (2) sets of Plans. All New Dwelling Construction, and exterior changes must be approved by the Saddlecreek Farms New Construction Director: Rick Klepetko & BOD President: Jerry Wilson. Please refer to current Deed Restrictions and Amendments for additional information. You can download a copy of the Deed Restrictions, Amendments, Instruction Sheet and Application form that must accompany (2) sets of plans. All New Construction Plans must be approved prior to commencing work. Please refer to current Deed Restrictions and Amendments for additional information. You can download a copy of the Deed Restrictions, Amendments, Instruction Sheet and Application form from our website. All New Construction questions or, to have your plans reviewed, contact:

Rick Klepetko at: 281-324-1546 or Jerry Wilson at: 281-924-6378.

ACC Committee Announcement:

The ACC has mailed out letters to all of the property owners that currently have Lot Maintenance violations. You have **15 days** to get the violations into compliance. At the end of **15 days** the BOD will take action at the expense of the property owner. To avoid additional cost to you and the POA you must contact and address your intent with the ACC Committee or a Board Member as soon as possible. These violations are not related to IKE.

If you have any questions or concerns please go to our web site for contact information at:
www.saddlecreekfarmspoa.com

Thank you!

Choose from these Chain Link Fence Contractors in the Crosby Area:

Area:

Turner Concrete Specialists, LLC

Overall Customer Rating:
Call Now: (713) 401-6356 | 9766
Overmead Drive
Houston, TX 77065
Serving the Crosby Area

Gold Coast Hurricane Shutters and Fence

Call Now: (713) 401-6268 | 4400
Memorial Drive #3237
Houston, TX 77007
Serving the Crosby Area

DSA Services

Call Now: (713) 292-1535 | 3614
Saint William Lane
Houston, TX 77084
Serving the Crosby Area

Houston Fence & Concrete

Overall Customer Rating:
Call Now: (713) 401-6560 | 3011
Atascocita Road
Humble, TX 77396
Serving the Crosby Area

Tree Service Companies

Jireh Tree Service

Crosby, TX
(281) 570-5183

Cruz Tree
Porter, TX 77365-5096
(281) 354-6695

AB Tree Service
Crosby, TX
(281) 808-4638

Double D Tree Services

New Caney, TX
(281) 399-2650

K & K Tree Service
Crosby, TX (281)
354-2601

Big D Tree Service
Crosby, TX
(281) 399-9064

Remind Your Builder To:

Obtain a copy of our "New Construction Form Instructions" and a copy of our "Deed Restrictions" from our website.

Install underground electric service lines from transformer pole to the main dwelling that feeds electricity to the meter.

Place a **commercial** (Debris box) on site for construction.

Place a Portal-can behind fence line at construction site.

Remove all debris and concrete left in ditches and maintain and clean construction site daily.
Remove all commercial Builders' signs upon completion of all construction.

Please refer to our Deed Restriction that is available on our web site at:

www.saddlecreekfarmspoa.com

FENCE REPAIRS & REPLACEMENTS!

One of the things that makes our community look very nice is

the white fencing throughout. However, broken, missing, and dirty

fences are unappealing. Your fence belongs to you. Please fix any broken or missing fences.

Call: Southland Fence (ask for Rick Schafer) 254-640-5554. Lowe's & Home Depot have the "White Vinyl Fence" at a very reasonable price.

Future Enhancements:

We are planning to enlarge the street that is around the Estate sign due to large pot holes that are occurring due to New Construction, & large vehicles driving in and out of the area.

SADDLECREEKFARMS *NEWS LETTER* October 2008

Monthly Board Meetings

Every third Tuesday of each month, unless otherwise rescheduled and posted on the POA website. The Board meets at the Crosby Community Center from 7:00-9:00 p.m. Property owners are welcome to attend these meetings to keep informed of the community's 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. All guests are allowed to speak briefly if desired. Once the meeting is underway, guests are welcome to stay and listen to monthly business, if we do not have a Executive Board meeting scheduled. 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 your concerns/issues & get back with you promptly. Please list your current contact information on your request. Please visit our web site for scheduled meeting information and confirmation.

Any resident or property owner 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 News letter editorial staff/committee.

To submit information* for
Newsletter, mail to the address
above or send your email request to:
jlbe254@yahoo.com

We encourage every property owner to take ownership in the subdivision and become an active part of our community's needs. By doing this hopefully it will keep everyone's cost down and your investments up.

New 2008 Neighbors!

[The Eaton Family](#)

[The Simon Family](#)

Welcome to the Community!

Let's pitch in and keep our Community looking Nice Neat~ and Attractive!!!

- Promptly remove trash cans from street and conceal from public view
- Keep fences clean maintained and repaired
- Keep pets confined to your residence and when walking your pets use a leash, (this protects them and respects others)
- Trim bushes and trees. Maintain by cutting your lawn & weeding promptly. Remove all litter, trash, and wastes, and refuse
- Please obey posted signs, and drive carefully and watch for children
- Watch out for and report criminal activity
- Please help {Don't litter}

For Additional Community News:

Please review the Monthly Minutes that are posted quarterly on our Web-Site or, feel free to join us at our Monthly POA Meetings.

The POA Minutes & Treasurer Reports are available & listed on our Web-site at:

www.saddlecreekfarmspoa.com

Thank you!