

To: Saddlebag Creek Ranches Homeowners' Association property owners

March 1, 2018

From: SCR HOA Board of Directors

Subject: Maintenance of personal property

Dear fellow property owner,

Our HOA board of directors strive to be as un-intrusive as possible while doing our best to service the needs of our community members. The board members are all neighbors operating in a volunteer capacity and serve at the pleasure of the community members who elected us to the board.

In furtherance of our fiducial responsibilities, we have to address issues that impact the aesthetics hence value of our properties. Fortunately, most of the time these issues involve common property which are largely non-contentious. An example is the entrance appearance, for which we are putting a plan together for another beautification & repair effort.

However, we have a situation developing with highly visible wooden horse fencing falling into disrepair on personal property.

Article VII of our Deed restrictions, specifically clauses 7.2, 7.3, and 7.4, stipulate the responsibility of an owner to maintain improvements on their lot, the board's responsibility to set appropriate maintenance standards, and the board's authority in determining whether an owner is maintaining their improvements adequately.

As such, we are taking this opportunity to remind owners with road-facing wooden fencing that have missing, broken, free hanging, or badly sagging railings of their responsibility to remedy those conditions in a timely manner.

We hope to avoid the effort and cost in mailing non-conformance letters and would appreciate either repairs be conducted soon or notification to the board of intent to fix the disrepair and when.

Now for a further point on fencing maintenance that is likely more contentious – the finishing on a number of the fences is badly faded, which becomes even more of noticeable when compared to many of the regularly refinished fences.

While it is within the board's discretion to mandate refinishing of the faded fencing, community feedback on the desirability and solutions towards re-staining or painting at least the outside surfaces of the fences is requested.

For example, one suggestion received is for the HOA to engage a mobile painting contractor who could use a generator powered sprayer on the back of a Gator or on a trailer and have them spray the fencing facing the roadway. Further, the contractor, with agreement from the homeowner, could also spray the inside or both sides of the fence not visible from the roadway.

We should be able to get a very favorable rate for this service given the many feet of fencing requiring refinishing. If I had wooden fencing, I'd prefer to have someone else refinish particularly of the cost would be equal to or less than I could do it myself. Note that the association would not carry this service as common expense, the cost would be incurred by the individual property owners with fences on a per length basis.

Please feel free to email comments, suggestion, or questions, to the HOA board at Board@saddlebagcreek.org, call, or speak to one of your board members.

We look forward to your feedback as we strive to uphold the appearance of our community.

On behalf of the board & sincerely,

Jack Duich

President SCR HOA BOD