

Saddle Creek Newsletter

March 2022

BEAL CONTRACT

WHY DID YOUR HOA BOARD RENEW CONTRACT?

The Saddle Creek bylaws require the Association to maintain the services of a management company, once retained, unless stringent meeting and voting requirements are met.

The new 5-member Board took office in mid-December and set a priority task of reviewing the Beal management contract, the performance of the contractor, and options for moving forward. With Beal's contract coming to term at the end of January 2022, the Board negotiated a one-month extension to allow sufficient due diligence into neighborhood requirements and options.

Following significant discussion that included review of three alternative HOA management providers and negotiation of more favorable terms, the Board voted 5-0 to enter into a second one-year contract with Beal effective March 1, 2022. This decision was driven by two major factors:

1. Other HOA management service providers charge 1.5-2 times as much as Beal. With an already tight operating budget due to lower than average dues for a neighborhood of our size and property value, fiduciary responsibility is the Board's first priority.
2. More favorable contract terms and a more proactive approach to communication will enable the Board to buffer against the frustrations in which several homeowners have expressed with regard to Beal's service tactics. By inserting ourselves more vocally into the process, we hope to reach amicable resolutions and avoid misunderstandings through more open and transparent communication, particularly related to potential violation enforcement.

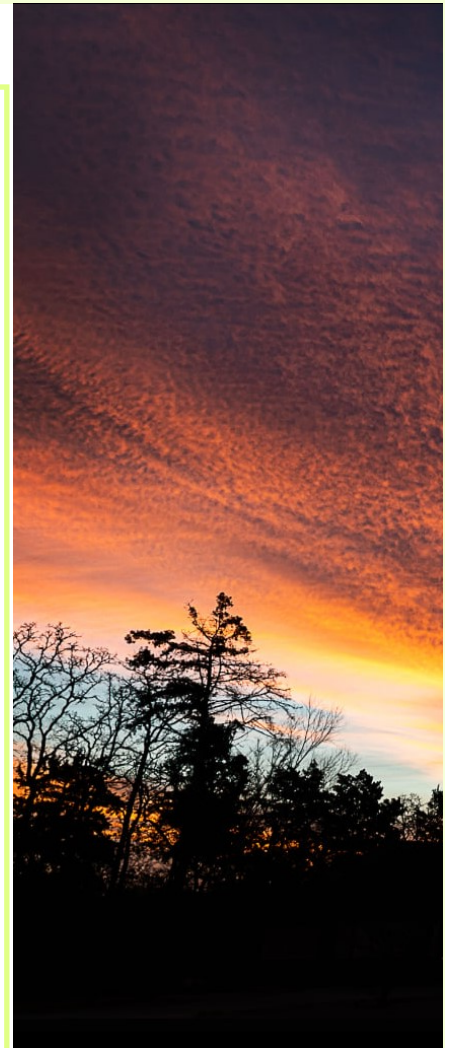
Over the coming months, the Board will continue to evaluate Beal's performance to ensure top-tier, customer-driven service to the Saddle Creek community. The contract termination clause has been reduced to 30-days' notice, giving the Board greater flexibility to rapidly adapt. Also, as part of the 2023 budget cycle, the Board will evaluate options for other management companies, service levels, and costs.

We appreciate your faith in us to take decisions that best serve our neighbors and community and look forward to ongoing communication and dialog on this issue.

ARCHITECTURAL REVIEWS

Spring is coming... and that means "Spring work is going on with joyful enthusiasm." If you plan on making any improvements to your property this spring, remember to submit your plans through the portal for review and approval.

[Saddle Creek - Beal Properties - HOA Management \(bealbcshoa.com\)](https://bealbcshoa.com)



INSIDE THIS ISSUE

- Beal Contract Renewal
- ACT Reviews
- HOA Dues
- Reservations
- ACT Members
- Meeting - Steve Aldrich
- Board of Directors Meeting
- Spring Cleanup
- Boats, Trailers, RV's



Pay Dues

It's easy, fast, and secure!

HOA DUES

HOA dues were due by January 31st to avoid paying penalties. If you have not done so please take the time to pay them to avoid any further penalties. Pay online or by mail with a check.

<https://bealbcshoa.com/>

Beal Properties

3363 University Drive East, Suite 215

Bryan, TX 77802

"The greatness of a community is most accurately measured by the compassionate actions of its members."

PAVILION RULES

- Pavilion is for resident use only.
- May be reserved for a maximum of 4 hours.
- Clean up before you leave.
- Throw trash in appropriate trash bins.
- Reserving of the pavilion does NOT reserve the pool.
- Participants assume all risks.
- Resident must furnish propane for grill and leave grill clean.
- When reserving the pavilion, all paper towels/toilet paper etc. is to be provided by the resident making the reservations.
- At the end of a reservation, trash must be removed from the premises and is not to be left in the facility receptacles or on the curb.

PAVILLION AND ATHLETIC FIELD RESERVATIONS

Planning on having a get together at the Saddle Creek pavilion or using the Athletic Field for team events? Remember to logon to our Saddle Creek Subdivision page and make reservations.

The Pavilion may be reserved for 4 hours for your event. The Athletic Field may be reserved for 2 hours. If you are having an event at the Pavilion and also need the Athletic Field, please complete a reservation request for the Athletic Field as well. The Athletic Field is not automatically reserved when the Pavilion is reserved, please reserve each separately.

Reservations of athletic field and/or pavilion are for memberships in good standing.

Please review the Pavilion rules. When making reservations, you agree to the adhere to these rules.

<https://saddlecreekcstx.org/pool-and-pavilion-rules/>

The pool is NOT part of the Athletic Field or Pavilion reservation. You cannot reserve the pool for any period of time. The pool is open to all residents during pool hours.

[Saddle Creek HOA – College Station, TX \(saddlecreekcstx.org\)](https://saddlecreekcstx.org/)

Do you have safety concerns regarding IGN/Straub Rd leading into Saddle Creek?

- * Cyclists
- * Twelve Baseball facility
- * Speeding
- * Narrow Road

Our community is expanding quickly. If you would like to be part of a the conversation regarding the future of the main road into our neighborhood, please plan to attend the meeting with the County Commissioner.

To ensure local residents have a voice, Brazos County Commissioner, Steve Aldrich has volunteered to meet with Saddle Creek residents and other neighboring businesses and communities to discuss concerns about the IGN/Straub/Stousland road project.

March 3rd, 2022 at 6:30 at the Saddle Creek Pavilion.

Can't attend? Feel free to email the Board at hoaboard@saddlecreekctx.org to share questions/concerns that we can communicate on your behalf.

Board of Director's Meeting

April 19th, 2022, 6:00pm

Saddle Creek Pavilion

Homeowners are encouraged to attend and listen in. Immediately following the meeting we will have the homeowners' forum. This is a chance for all members to exchange views, bring issues to light, and provide feedback.



Your Events Team is putting together the Annual Saddle Creek Spring Cleanup. Here is your opportunity to purge of unwanted household items. The roll off dumpsters will be placed at the pavilion, similar to previous years. The scheduled date is **March 26, 2022**. This date coincides with "The Big Event". Remember no hazardous materials. A link of some common hazardous materials is below.

<https://twinoakslandfill.com/hhw.asp>



saddlecreek@bealbcs.com

Did you know that if you need to have RV, trailer, boat or other restricted item in your driveway for a short time, that you can email the management company for a temporary waiver. Loading, unloading, cleaning? Guest coming in? No problem; just let us know.

ACT

ARCHITECTURE CONTROL TEAM



SUSAN
FONTAINE



WILL
DIERKSEN



JOHN
CAMPBELL



ED
CHASE



DUANE
MOY