

# SADDLE CREEK NEWSLETTER



October 2022

## Architectural Control Committee Corner

### *Drainage Easements*

Saddle Creek is blessed with several natural creeks and ponds that help our overall drainage in the subdivision after heavy rains. All ponds in Saddle Creek are private, and owned by the property owners that own the land where the pond is located.

As much as possible, the layout of our lots took into consideration the natural topography of the land by establishing lot lines along the natural creeks and low areas. Additional drainage ditches were added to help with the water flow.

Our CCR's require owner's to keep the drainage easements free of obstructions. Please be sure that the ditches on your lots are maintained so that storm water runoff is not impeded.

Each lot has a 10 foot utility and drainage easement surrounding the entirety of the lot. In addition, there are standard 25 ft. side and rear setbacks plus a 50 ft. front setback for most lots.

Numerous lots throughout the subdivision also have additional drainage easements that alter the standard setback requirements.

If you plan any projects, be sure to review your own lot survey to check easements on the sides and backs of your property.

As many of us are doing cleanup of trees and bushes that didn't survive the drought, please be careful that any debris does not block drainage ditches or culverts.

Thank you to all for helping to keep Saddle Creek beautiful.

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



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## COMPLIANCE POLICY

Saddle Creek is an exceptional community and enforcement of the CCRs help preserve the peaceful enjoyment of homeowners by ensuring consistency across the neighborhood. As a friendly reminder Beal will continue with neighborhood drive-through's. The processed is outlined below. As always, if you have questions about a notice, or need permission for short term "out of compliance" situations like unloading a camper after a trip, please email the Board at [hoaboard@saddlecreekctx.org](mailto:hoaboard@saddlecreekctx.org)

- \* **"Soft Notice" = Initial Notification of Violation**
- \* **1st Warning = First Notice of Violation Prior to Enforcement Action**
- \* **2nd Warning = Second Notice of Violation Prior to Enforcement Action  
CERTIFIED MAIL**
- \* **Final Notice = Failure to Remedy and Notice of Enforcement Action  
CERTIFIED MAIL**

As you all know our amazing neighborhood fireworks show had to be cancelled this year due to extreme fire danger.

Currently the fireworks are being securely stored and will be used for the July 2023 fireworks show.



Saddle Creek will have our Board of Directors election at our Annual Meeting on December 13th at 7:00pm. Since last year's election started with staggered terms, the seats currently held by Brenda Hiler and Melissa Berquist are up for re-election. The new Directors will be elected to a two-year term, putting all remaining seats on a biennial cadence. Candidate information forms will be sent out in October if you are interested in running for election. Absentee/electronic ballots will be sent in November no later than 20 days before the election."

# Halloween Safety

- Watch out for traffic – drivers might not see you.
- Please drive slowly, watching for small children.
- UTV drivers keep lights on.
- Adults: always accompany your children when they are trick-or-treating.
- If you are wearing a mask make sure that you can see where you are going and are aware of your surroundings.
- Carry a flashlight or glowstick and a fully charged mobile phone (if you have one).
- Wear bright colors and/or add reflective tape to costumes.
- Be careful of lantern flames igniting costumes. Ideally, use battery powered LED candles.
- Do not take short cuts through landscaping.
- Not everyone wants you to trick-or-treat at their home. They may have a sleeping child, nervous pet or feel sick. Pumpkins and decorations are a good sign they want to join in, but if the house is in darkness or has a poster politely declining trick or treaters, you should move on.

**Above all, have a happy and spooky Halloween!**

