



S P R I N G 2 0 1 4

Saddle Creek Times

A Message from the Saddle Creek HOA President

Hello to all my Saddle Creek neighbors. My name is Jerry Hull and I live in the ranch on Palomino Ct. at the corner of Preakness. Since January of this year, I have been president of the Saddle Creek Home Owner Association when I took over for Ed Hufnagle. We all owe Ed a debt of gratitude for all he has done for our community. His knowledge, hard work, and organizational skills benefitted us all. Thank you Ed!

I would like to discuss a few facts regarding our Association. There are three board members: Greg Podolak, Greg Windingland (Lombardo's representative) and myself. Greg Podolak generously agreed to come on board when we needed one more member this January. Greg Podolak and I are new to the board and are working well together. Greg Windingland has been a real asset. He is on the board of dozens of Associations for his company and his expertise and advice are invaluable. Greg Windingland is there to keep us informed to what is going on with the time-table regarding the new construction of homes and questions we may have for our association in general.

We have recently formed the following committees: Community Standards/Beautification, Pool, Social, and Communications. Look for the list of individuals on each committee on the last page of the newsletter.

Our management company is Kramer Triad. They collect our money, pay the bills, and create contracts for our vendors plus a sundry of other items. Virtually all associations have a management company. They have assigned us a contact person, Nicole Waugh, who I am in constant contact. She has many associations so it is important for us to communicate well and be respectful of each other's time.

As of now, we have about 87 homes occupied and we pay \$550 per household per year for our dues. This pays for snow removal, landscaping, water, fertilization, pool maintenance, management fees, garbage pickup, and a sundry of other items. These expenses currently exceed the revenue collected. All expenses over our revenue are being paid by Lombardo Homes. They are not obligated to do this but do so to encourage their home sales while assisting us to get through a cash shortage until all homes are built.

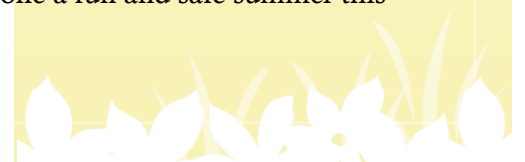
Saddle Creek is set up as a "Site Condo". Therefore, we have bylaws which are legally enforceable and must be adhered to. There may be those who were not aware of this or who have not read the bylaws and can be surprised when a violation letter appears. The bylaws are not overly restrictive and benefit us as a community. So please try to obey the rules and if you get a violation notice of some type do not take it out on the messenger. We on the board and the various committees are only doing our job.

This is a wonderful subdivision and I know we all are proud of it. If we all try to be good neighbors Saddle Creek could be the "Premiere" sub of South Lyon communities!

Lastly, it looks very good that our pool will open on time for Memorial Day. We have a new pool vendor and they have already begun the opening.

I look forward to meeting as many new neighbors as possible and wish everyone a fun and safe summer this year.

Thanks,
Jerry Hull



Current Events



The Saddle Creek 2nd Annual Easter Egg Hunt was a huge success. A big THANK YOU to the events committee for organizing this wonderful event for our neighborhood. The weather was great and the smiles on the kid's faces were priceless. Next year's event will be even bigger and better!!!

Schools Out for the Summer!!!

On the last day of school, June 12th, we will meet at the cabana to celebrate. More details to come!!!

If you have an idea for an event, please be sure to contact a member of the events committee!!!

A few thought starters:

- Chile cook-off
- Saddle Creek Olympics
- 4th of July Bike Parade
- Summer Block Party
- Friday Night Happy Hours
- Strolling Dinners

New Neighbors!!!!

Those that moved into the subdivision in the last six months, WELCOME!!!! Be sure to introduce yourselves when taking a walk through the subdivision, playing at the tot lot with your little ones or while taking a dip in the pool once it opens.



Security & Safety

As many of you know, there have been some reported incidents in our subdivision over the last few weeks. Neighbors working together and staying alert can greatly improve the safety of a neighborhood.

- Know your neighbors and exchange home and work phone numbers.
- Watch each other's residences
- Inform each other when you'll be away and leave contact information.
- Be aware of activity on your street and throughout the subdivision.

Obviously with new construction ongoing, we need to pay special attention to the comings and goings. Watch for patterns and report any

suspicious activity to the Oakland County Sheriff's Department by calling the non-emergency dispatch **248-858-4950**. They have informed us that they welcome all calls to report **ANYTHING** unusual in nature.

Don't regret not making this call if something does not look right.

Also, the mornings are still dark so watch out for early morning dog walkers and joggers as they may not be easy to see. For added security, consider leaving an outside light on overnight. It reduces the atmosphere for crime. If everyone participates, the illumination provided by all the additional lights will really make a difference!



Fido & Fifi

Please be a responsible pet owner and have consideration for your neighbors.

- Keep barking dogs from becoming a nuisance.
- Clean up your pet's litter.
- Keep your pets on leashes at all times when in common areas.

Also, please note that Oakland County dog licenses can be purchased at the Lyon Township Treasurer's Office, located at 58000 Grand River Avenue, New Hudson. You must bring proof of rabies vaccination.

Kids Korner

Summer word search

Words can go horizontally and vertically either way, but not diagonally.

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b n r m r n l b d t h o l i d a y l m s p m n
n c j r j w d t y p k q h n k t l l z u g t l
n r b a r t n r m f r u s x t g k l g n z j k
z c g w m a a a n r s p o r t s z j d m v s l
x b b q b h s v v m s w i m m i n g v h d a b
m r x f b n q e l z p b m e m v y l m m h n z
s k d c e u n l k m m b r u j t f l j m q d k
e h t n a s v r t l k m k l g n f t p j s a g
a m j b c x f n d d x b y b s u n n y q t l x
c n n t h k n v l p z w j m z b w t g n r s r
n i c e c r e a m k n p t k t j m r v w o h f
j t f v g s e s s a l g n u s g r k v n h j g
t n j w z z c y k s l n b t r h n n c r s n q
m v v f c t r h f l x t z l r x k t y l p l b
v w k t q q l o o p r t t y h m y h l r g c n
n c x l r n e e r c s n u s b m r d r j l n r

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beach	sand	sports	sunscreen
blue	sandals	sun	surf
holiday	sea	sun glasses	swimming
ice cream	shorts	sunhat	travel
pool	sky	sunny	warm



Yard Waste Disposal Pick Up-Every Other Tuesday

Duncan Disposal will pick up your yard waste every other Tuesday. Be sure you don't put it out on the wrong week as it will not be taken. Also, if you have large items like furniture or appliances, Duncan would be happy to dispose of it for you, just give them a courtesy call a couple of days before to let them know so they can prepare their trucks in advance of pick-up.

Next Pick Up

May 27th
June 10th

Duncan Disposal
248.437.8600

Spring Means Weeding and Mowing!

With summer fast approaching, now is a good time to remind all homeowners about lawn care responsibilities. It's more than just mowing! At this time of year, grass and weeds can grow several inches in a week and become unsightly and hard to mow very quickly. Weeds that go to seed will travel to your neighbor's yard too, so be a thoughtful neighbor and keep up with mowing and weeding, so we all can have beautiful lawns.



Also, wires and stakes should be removed from trees after one growing season. If left on long, you risk damage to the tree.

Reminder: please be sure to take down any remaining holiday decorations (wreaths, lights, etc.) if you haven't already done so.

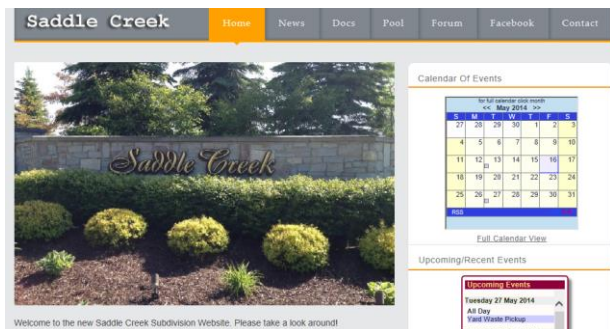
Kids at Play

As the weather is warming up, neighborhood children are taking to the streets, sidewalks and yards to play. Please be mindful when driving through the subdivision and remind guests to take it slow!!!



Speed Limit – 25 mph

SaddleCreekSub.com is now live!!



Be sure to visit the website where you can find answers to questions, information on upcoming events, and most importantly the Private Forum for homeowners only.

To gain access to the Private Forum, simply click on the “Private Forum” icon on the home page and then click “Register” where you will need to agree to the terms of use, create a user name, enter your email

address and select a password. Once the administrator receives your request and verifies that you are a homeowner, you will be approved. The “private forum” will be the hub for all that is happening in our sub.

NEWSLETTER IS ALSO AVAILABLE ONLINE – www.SaddleCreekSub.com

In addition to receiving a copy of the Newsletter in your mailbox, it will also be posted on the association’s website. If you know someone that did not receive this publication, encourage him/her to visit the website.

Board Members

PRESIDENT

Jerry Hull – jerry.hull@24g.com

MEMBER

Greg Podolak – gap@glpod.com

LOMBARDO REPRESENTATIVE

Greg Wingland – gwingland@lombardocompanies.com

Kramer Triad Community Association Manager

Nicole Waugh – nwaugh@kramertriad.com

Committee Members

POOL

Cheryl Krist (surveillance)
Mike Lautenbach
Eric Newton

COMMUNITY STANDARDS/BEAUTIFICATION

Ken Elkins
Jeff Gill
Kim Taggert

SOCIAL

Calli Bradshaw
Jennifer Grills
Leah Maltarich
Karen Skamiera

COMMUNICATIONS

Carl Baumeister
Denise Baumeister
Marie Lally
Matt Maltarich (webmaster)
Tom Pardo

Next Issue: July 2014

Look for application for “Kid Reporter” in the next issue.

Have a suggestion for the newsletter?
Contact the Editors: Marie Lally or Denise Baumeister