

S U M M E R / F A L L 2 0 1 5



Saddle Creek Times

A Message from the Saddle Creek HOA President

Welcome to all of our new neighbors of Saddle Creek. Seems like every week a new home is being completed. I hope you are getting to meet your neighbors and enjoying the pool. Please know that to obtain your key fob for the pool you need to contact Kramer Triad. You will pick it up and sign for it at their office. Located at 40000 Grand River Ave. Suite 100, Novi, MI 48375 Phone 248-488-4700.

Thank you to all that were able to attend our annual meeting. We voted to include all phases of homes yet to be built as part of our Saddle Creek Association. This will be a total of 252 homes when all is completed. I am confident that this was in all of our best interest.

With our wonderful Michigan summer now here let us remember that our children are out playing. Please watch your speed! There have been more than a few complaints about fast moving vehicles. The speed limit is 25 MPH and in some cases this is too fast. Excess of 25 MPH is not acceptable on our streets.

Our neighborhood is looking really great. Congratulations to everyone on all your hard work.

Greg Windingland of Lombardo Homes stated that in 2012 the average price of our new homes sold for \$286,000, now in 2015 the average is \$380,000. This is encouraging news that is in addition to living in such a great community.

Financially we are in a strong position with \$36,000 in our reserve fund. This is necessary for future major repairs. Look for the income statement (not available at the annual meeting) and a letter from Greg Windingland, answering questions that were asked at the annual meeting, included in this newsletter.

I am looking forward to serving another two years as president of Saddle Creek Home Owners Association.

Jerry Hull



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.
- No pets allowed in pool area.

Also, please note that Oakland County dog licenses can be purchased at the Lyon Township Treasurer's Office, located at 5800 Grand River Avenue, New Hudson. You must bring proof of rabies vaccination.



New Neighbors!!!!

Those that moved into the subdivision, 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.

Also, be sure to check out our Facebook page – Saddle Creek Neighborhood Chat and our website – www.SaddleCreekSub.com



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 AND FINANCIAL REPORTS ARE 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.



Security & Safety

This is just a reminder that the speed limit on all Saddle Creek Subdivision streets is **25 MPH**.

Please adhere to this speed limit. The homeowner's association board of directors has asked the Oakland County Sheriff's Department to actively monitor speeds on subdivision streets and to take the necessary actions to ensure compliance. They are also looking into additional stop signs and the use of an electronic radar sign.

Please help make Saddle Creek a safer place for everyone by not driving distracted and no faster than 25 MPH.

Also, with winter coming, please remember to keep your vehicles and trash receptacles off the street when a snowfall is predicted.

POOL RULES:

The pool is scheduled to be closed for the season on September 16th so there's still time to get your last dip in!

- The swimming pool is for the exclusive use of Saddle Creek Homeowners and their guests. One pool entry fob will be provided to each address: One (1) additional fob may be purchased for \$20.00 each. The replacement cost of a lost fob is \$20.00.
- In addition to the homeowner/host member, a MAXIMUM of FOUR (4) guests (including children), per homeowner are permitted in the pool area at one time. The homeowner/host member MUST be present at the pool with the guest and is responsible for their guests' compliance with all rules and regulations.
- Resident caregivers may bring resident minors only.
- The pool will be open from Memorial Day weekend to Labor Day weekend (or other dates as determined by the Board of Directors) during the hours of 7:00 a.m. to 10:00 p.m. daily and on weekends. The pool is reserved for adults only between the hours of 7:00 a.m. and 9:00 a.m. The pool may be closed with cause and without notice. Violators are subject to a fine.
- The Association (or its agents), is not responsible for providing a lifeguard, nor is it responsible for the health and safety of person in the pool area. Persons using the pool or pool area do so at their own risk.
- State law requires a shower with soap before a person enters a pool. A shower must also be taken before re-entering the pool after the application of greasy or oily lotions.
- Conventional bathing attire is required while in the pool. No cut-offs or jeans.
- Infants under three (3) years of age, or in diapers, may enter the pool or the pool area with swimming diapers only.
- Ill or infectious person may not enter the pool.
- Boisterous conduct, boisterous language, horseplay, running, wrestling, jumping in the pool, and the use of alcohol or illegal substances are not permitted in the pool area.
- Absolutely no diving is permitted at any time.
- No foreign objects (balls or retrievable objects) may be brought into the pool. Swim aids, swim fins, goggles and floating devices are permitted.
- No glass objects are allowed in the pool or pool area. No food products are permitted in the pool or pool area. Food is allowed in the cabana only.
- Radios are permitted in the pool areas provided they are not played loudly and disturb others.
- No pets are allowed in the pool or around the fenced-in pool area.
- The pool may not be reserved for parties.
- Co-owners utilizing the umbrellas should close them after use so they don't blow away in heavy winds.
- Please clean-up the pool areas after your use. The pool is a valuable asset, and we should strive to keep it attractive and well maintained.
- Please contact the police at 911 if you see any intruders at the pool or use the phone at the pool if there is an emergency – it is a direct 911 line.

Parking at the pool is only for residents using the pool. No overnight parking is allowed.

Kids Korner

Disney Word Search

Words can go in all eight directions and may overlap but do not share letters.

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

a hundred and one dalmatians
 alice in wonderland
 aristocats
 bambi
 chicken little
 hercules
 jungle book
 lady and the tramp

lilo and stitch
 lion king
 little mermaid
 pinocchio
 robin hood
 snow white
 sword in the stone
 the rescuers

Update from Greg Windingland

Below are questions from the annual meeting and Greg Windingland's answers that he promised:

- Sale of Lot \$89 for \$1
 - Obviously, we did not sell a lot for \$1
 - Part of a multi-property deal and honestly not the business of gentleman asking.
- Future plans for owner of Lot 89
 - Current owner plans to build on this lot for he and his wife.
 - They are currently having plans prepared and intend to break ground yet this year.
- Construction Traffic
 - As explained, because the roads are public we can't prohibit traffic from choosing their own route, but will try to encourage construction traffic to use the southern entrance.
 - A sign has been ordered to be installed at the northern entrance requesting construction traffic to use the southern entrance.
 - We will reinforce use of the southern entrance at our monthly trade partner meetings (with the contractors).
- 2015 Price Increases
 - Thus far in 2015, we have had three separate increases to Saddle Creek for an aggregate increase in the base price of \$11,000.
- Website Marketing Map Update
 - Marketing map on our website is being updated to reflect status of home sales in phases 1 and 2.
- Asphalt vs. Woodchip Pathway Costs
 - Woodchip pathway at 8 feet wide runs approximately \$1.50 per lineal foot
 - Asphalt pathway at 8 feet wide runs approximately \$11.00 per lineal foot
 - Obviously, the size of the job can have an increase or decrease on the overall cost
- Dead trees
 - I will check with our construction team regarding street trees in front of homes and will need to follow up with you on this item.

Board Members

Jerry Hull (President)
jerry.hull@24g.com

Ken Elkins (Member)
elkinsjk@comcast.net

Greg Windingland (Lombardo Rep)
gwindingland@lombardocompanies.com



Kramer Triad

Cathy Campbell (Community Association Manager)
ccampbell@kramertriad.com



Committee Members

POOL

Cheryl Krist (surveillance)
Mike Lautenbach
Eric Newton

COMMUNITY STANDARDS/BEAUTIFICATION

Ken Elkins
Jeff Gill
Kim Taggart

SOCIAL

Calli Bradshaw
Jennifer Grills
Leah Maltarich
Karen Skamiera

COMMUNICATIONS

Carl Baumeister
Denise Baumeister
Marie Lally
Matt Maltarich (webmaster)

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