



HOMEOWNERS ASSOCIATION, INC.

Date: July 23, 2003

To: All Saddlebrook Homeowners

From: Saddlebrook Board of Directors

Re: Saddlebrook Creek Maintenance

All Saddlebrook homeowners were invited to attend a meeting on July 9th to discuss what they would like to do to maintain and improve the creek area. A variety of options and issues were discussed at that meeting. The group voted to essentially continue what has been done for the last year but adopted some standards. At the conclusion of the meeting the group decided on the following:

Ongoing Maintenance:

Each homeowner will be responsible for maintaining the section of creek behind their house. It should be trimmed regularly so that weed grasses do not get too high. This plan will eliminate additional expenses in the HOA budget. In addition it will allow individual homeowners to put in new plants and trees without fear of having them cut down by a trimming crew.

Standards: There will be two "zones" behind each house. One zone will be within two feet of the water. In that zone the homeowner may allow aquatic and semi aquatic plants to grow to natural heights. Ideally this still should not be weed grasses or other undesirable plants. The other zone will be the area between the creek side zone and the fence line. In this zone ground covering and turf should be maintained below 12 inches in height. If you feel some one is not adhering to this policy please call Pam Avlos at (972) 960-2800 for the proper review and notification.

Improvements:

The area along the creek will be kept in its current natural state. Most types of construction will not be allowed along the creek area. (no decks, gazebos, piers, etc.) Homeowners are encouraged to remove weeds such as Johnson Grass and plant additional native aquatic and near-aquatic plants, trees and grasses. A document discussing urban creek areas is available on the website. It includes a list of plants recommended by Texas Parks and Wildlife. There is also a website listed in the document for a company that sells and installs creek area plants.

If the weed grasses are removed and replaced over time with appropriately sized plants recommended in the TPW document then there will eventually be very little maintenance required.

Do not forget that there is also a high standard to maintain your front yards as well. With the heat of the summer upon us, it is important to water your yards during non-restricted times and to maintain weekly by mowing, weeding and trimming the entire yard and flowerbeds. The Board of Directors appreciates every member of the Association doing their part to keep Saddlebrook one of Richardson's most outstanding and beautiful communities!