

# Saddle Club Subdivision Homeowners Association



P.O. Box 4026      Lexington, KY 40544-4026

**To:**            Lexington Fayette Urban County Government Planning Commission  
**From:**        Homeowners of the Saddle Club Subdivision  
**Date:**         June 30, 2023  
**Subject:**      Request to Amend Ordinance 246-95

The Saddle Club Subdivision homeowners request to amend Ordinance 246-95 to better reflect the current needs of our community. In 1995, when the conditional zoning ordinance was voted into effect, our subdivision could clearly be seen from New Circle Road, running parallel to the Historical Thoroughbred Farm known as Calumet. The white farm fence surrounding the Saddle Club subdivision matched the one on Calumet Farm. Along with the farm fence, much of the landscaping along this stretch of New Circle Road appeared consistent on both sides of the highway.

In 2014, the Kentucky Transportation Cabinet began an \$80 million project to widen New Circle Road from Versailles Road to Georgetown Road. Completing this project included expanding both entrances and exits of the intersection of Versailles and New Circle Roads and removing several of the trees.

In 2022, the Kentucky Transportation Cabinet installed a sound barrier wall along New Circle Road approximately five to six feet in front of the white farm fence. This clearly qualifies as a significant change to Ordinance 246-95. These large concrete panels made it no longer possible to view the Saddle Club subdivision or the white farm fence from New Circle Road. The modification also erased the aesthetic parallel between Calumet Farm and the Saddle Club subdivision. In the past, the white farm fence provided a clear delineation between state and private homeowner property. The concrete sound wall barrier now provides this separation.

Amending Ordinance 246-95 to no longer require a farm fence and landscaping along the perimeter of New Circle Road would be beneficial for the following reasons:

- The Saddle Club Subdivision would not be forced to impose a special assessment at an estimated \$1,300.00 per property owner to have the white perimeter farm fence rebuilt and install trees and continuous hedges as required by the ordinance, some trees removed by the Kentucky Transportation Cabinet. *Note: With the widening of New Circle Road, it would be difficult at best, likely impossible, to install trees and continuous hedges in the*

# Saddle Club Subdivision Homeowners Association



P.O. Box 4026      Lexington, KY 40544-4026

*limited remaining space that would not cause a potential visibility concern and safety hazard for motor vehicle operators;*

- The Saddle Club Subdivision would not be responsible for and therefore not required to expend funds for repairs and upkeep of the white farm fence that is no longer visible from New Circle Road;
- The Saddle Club Subdivision would not have to expend funds to maintain trees and continuous hedges along New Circle Road;
- The Saddle Club Subdivision homeowners would not be met with the difficult task of maintaining the 5-6 feet area of green space they would be unable to reach we were required to put the white farm fence back in place. The fence was continuous with no access points for lawn care materials and maintenance.

In addition, if the ordinance remains as is, some of the white farm fence would have to be placed on the private property of homeowners. These homeowners' individual properties would also have to be accessed regularly for maintenance. Portions of the fence placed on state property would have to be accessed by state workers to be maintained. The state would only provide lawn care 3-4 times per year. In between those times, the weeds would grow wildly, attracting rodents, snakes, and other uninvited intruders. The state's lawn care equipment would not fit in the space.

Of course, should any homeowner desire to independently build a fence on their property line, they may notify the Saddle Club Subdivision HOA of such modification. Many homeowners in the subdivision have selected this option.

The white farm fence did not provide our community with any security or shield us from the noise of the busy highway, did nothing to prevent trash from entering our community's green space and pond and did not limit access to and from New Circle Road as the concrete panels do. We see no reason to require it to be rebuilt due to the aforementioned recent significant changes to the area. Amending Ordinance 246-95 would allow Saddle Club Subdivision homeowners to avoid unnecessary financial hardships through both the one-time assessment and the ongoing maintenance.

Thank you for the time and attention you are giving to our request.

Respectfully,  
Saddle Club Subdivision Board of Directors