

# SOUTHRIDGE PINES SUBDIVISION ANNUAL and SPECIAL MEETING AGENDA

6: 00 PM August 8, 2022

Whitecliff Community Center

TRUSTEES: David Hamtil (Chairperson and President),  
Tina McMillan (Treasurer/trustee) Linda Operle (Secretary/trustee).

Welcome new residents. Please sign in with your current contact information.

## I. RECURRING BUSINESS:

- A. **Grounds and Landscaping:** There have been some ongoing issues with Terry Landscaping on common ground cutting. We have collaborated closely with them, and the last cut was much better than some of the previous ones. A discussion of replacing current landscaping company, bids are currently underway.
- B. **Animals:** We have seen real improvement in residents picking up after their dogs and in the amount of noise disturbance which brought some complaints up on last year's agenda. Please remember to clean up after your dog in your yards as well as in common areas. Thank you and please continue to be diligent.
- C. **Parking:** Please remember to have friends, family, and contractors park free of mailboxes and be considerate when parking in front of your neighbor's home. A complaint has arisen over residents' guests parking in front of mailboxes which is illegal. Whenever possible, please use the space provided in your driveway. If you park on a corner, please pull your vehicle as close to the curb as you can. If you park near a street intersection, please allow space for vehicles to turn in and out. If you bring home your business vehicle (i.e., vans, trucks, etc.), these vehicles must be parked in your driveway. We need to ensure that school buses, emergency vehicles, delivery vehicles, and other larger vehicles can freely access the streets in the subdivision.
- D. **Detention Basin:** Residents are encouraged to promptly notify a trustee if they observe any problems with the basins. Please be cautious about what is put down storm drains, no trash, leaves, chemicals, or hazardous materials.

## NEW BUSINESS:

- A. **Property Maintenance/Housekeeping:** With nice weather here, the trustees have had an opportunity to view our community and speak with our neighbors. While we offer great latitude with resident's private properties, we wish to remind everyone of their responsibilities under the community indentures. Page 28 section 10. (iv) states 'each owner shall maintain and keep his/her lot in good order and repair.' Rotting fences and decks, yard waste pile up, weeds taller than the legal 8", clogged guttering (causing water flow issues) and other violations have all been observed and or reported. These items and other yard maintenance issues not corrected in a reasonable period could result in a violation of the indentures and fines.
- B. **Exterior Remodeling:** Please ensure you complete an approval form before purchasing and/or erecting fences, outbuildings, room additions, pools, or decks. Compliance requirements for all exterior projects can be found on page 22 paragraph 8 a. of the Southridge Pines indentures. You can download the approval form from the Southridge website or by contacting a trustee. Non-compliance can result in a fine or you may be asked to take down your exterior project. Maintaining architectural continuity assures consistent property values throughout the community.
- C. **Neighborhood Watch:** A common-sense approach such as locking your car and home and not leaving garage doors up or property in the open is the best deterrent to crime. A car theft was recently reported as well as suspicious looking persons roaming around. Please remain diligent and remember see something, say something.
- D. **Activities:** There are no current activities planned. Please express your interest to the board in having an event in 2023.
- E. **Financial Overview:** David will provide an overview of our finances. Please contact one of your trustees if you would like a current financial statement.
- F. **Trustee Positions:** David Hamtil would like to step down from being a Trustee, but will only do so if a replacement is available. We are asking for volunteers to fill Trustee positions. Depending on the number of volunteers, a vote may need to be taken to choose replacement Trustees. Ideally, any new Trustees will be slowly phased in over the upcoming months.
- G. **Special Meeting Voting:** If a Quorum is present, we will conduct a Special Meeting and take a vote by the Class Members on if penalties will be levied against Lots. These are Lots who have been asked to take corrective action for violations of the Indentures and have not complied by a deadline. Two separate votes for fines against Lots may be voted on if not compliant by the time of this meeting. See addendum below.

- H. **Open Discussion:** Comments, concerns, or suggestions about any of the agenda items. Items to be placed on agenda for next meeting.
- a. In the coming months the board will be reviewing our current indentures (last amended August 10, 2010). This review will result in some minor changes and clarifications. There will be more information on this when the review is complete.
  - b. The association is looking for any resident wishing to serve as a trustee on the board. If you have an interest in doing this, please let one of the trustees know.

**Subdivision Contact Information:**

Subdivision Website: [www.southridgepines.com](http://www.southridgepines.com)

To reach a Trustee by email: [Southridgepines@gmail.com](mailto:Southridgepines@gmail.com)

Subdivision Facebook Group: search for “Southridge Pines Subdivision”

To send an email to the entire subdivision email list: [Southridge-pines-subdivision@googlegroups.com](mailto:Southridge-pines-subdivision@googlegroups.com) (Please keep all emails relevant to subdivision business)

Please remember to visit our website for any newly posted information.