

SOUTHRIDGE PINES SUBDIVISION ANNUAL MEETING AGENDA

6: 00 PM August 10, 2026

South County Baptist Church 12995 Tesson Ferry Rd.

TRUSTEES: Scott Vierling, Tina McMillan, Linda Operle (Retiring), Mike Talleur

RECURRING BUSINESS:

- A. Grounds and Landscaping:** This year the board has removed several dead trees located in the common ground near properties. We continue to maintain the common ground-monitoring dead trees and reducing the amount of common ground cutting to keep within the budget.
Thank you, trustees and volunteers, in helping to keep weeds pulled and sprayed at the entrance.
- B. Animals:** Please remember to clean up after your dog in your yards as well as in the common ground area. Please also remember that barking dogs can be a peace disturbance. While all dogs bark, incessant and prolonged barking should be discouraged. Your dog should not be leaving waste on your neighbor's property.
- C. Parking:** Please remember to have friends, family, and contractors park free of mailboxes and be considerate about parking in front of your neighbor's homes. The corner as you turn into Southridge Pines is difficult to see around or move over since there are often many vehicles in front of the first house. We need to ensure that school buses, emergency vehicles, delivery vehicles, contractor vehicles and trash trucks can freely access the subdivision. If you bring home your business vehicle-van or truck-these vehicles must be parked in your driveway
- D. Detention Basin:** Residents are encouraged to promptly notify a trustee if they observe any problems with the basins. Please do not put trash, plastics, leaves, chemicals, or hazardous materials down the storm drains. The basins need to be cleaned out this summer/fall. We have fallen trees; mowers are not getting close and they are completely overgrown. This is being addressed.
- E. Property Maintenance/Housekeeping:** We are pleased with the job our residents are doing to maintain their property. It is nice to walk around and see the homes that have improved over time and our consistent maintainers. Please remember to cut down weeds both in the front and rear of your property. Conduct power-washing to remove mold where needed. While we offer great latitude to residents' private properties, **we wish to remind everyone of their responsibilities under the community indentures. Page 28 section 10. (a) (iv)** If you receive a communication

and cannot make improvements at this time just let us know. We will work to ensure you do not receive additional mailings.

- F. **Exterior Remodeling:** Please ensure you complete an approval form before purchasing and/or erecting fences, outbuildings, room additions, or decks. Please remember **above ground pools are not allowed** except for those grandfathered. Compliance requirements for all exterior projects can be found on page 28 of the Southridge Pines indenture. 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 required to take down your exterior project. Maintaining architectural continuity assures consistent property values throughout the community.
- G. **Financial Overview:** Please contact one of your trustees if you would like a current financial statement. **Our annual assessment increase for 2027 is 0% leaving it at \$452.41.**

2. NEW BUSINESS:

- 1. **Electric and/or motorized bikes:** Parents and kids should be aware of speed limits, and careless biking. Riding E Bikes through neighbors' yards is strictly prohibited. This includes using a yard as a cut through to the common ground. Bike riders should follow biking laws/rules and move over for vehicle traffic. Please see handouts on E-Bikes.
- 2. **Special Vote:** A ballot is provided with this agenda pursuant to page 19 paragraph h of the indentures. The assessment of fines to the properties listed for non-compliance of indentures.

Open Discussion: Comments, concerns, or suggestions about any of the agenda items. Items to be placed on the agenda for the next meeting.

Subdivision Contact Information:

Our preferred contact method is e-mail. We are always available to meet in person at a mutually agreeable time once you contact us.

Subdivision Website: www.southridgepines.com

To reach a **Trustee by email:** 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 (Please keep all emails relevant to subdivision business)

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