

SOUTHRIDGE PINES SUBDIVISION ANNUAL MEETING AGENDA

6: 00 PM August 4, 2025

South County Baptist Church 12995 Tesson Ferry Rd.

TRUSTEES: Scott Vierling, Tina McMillan, and Linda Operle

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

1. RECURRING BUSINESS

- A. **Grounds and Landscaping:** We last implemented cut reduction 2024 to mitigate costs given the inflationary rise in this service. This year we have also made some changes to our contract focusing on areas of importance and keeping costs down. Common ground maintenance continues to be one of our highest expenses. 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 common areas. Please also remember barking dogs can be a peace disturbance. While all dogs bark, incessant and prolonged barking should be discouraged. Please also discourage your dogs from running fences or pooping along fence lines next to your neighbor's property in the common ground. You must also have your dog on a leash or fenced at all times when they are outside. If you do not have fenced property respect the boundary between yards, your dog should not be using that area to leave waste.
- 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 home. **Whenever possible, please use the space provided in your garage and driveway.** Visitors to your home long term (3 + days) should park in front of your home or in your driveway. Try not to park on a corner. The corner as you turn onto Southridge Meadows is difficult to see around or move over when a vehicle is there. 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 should be parked in your driveway. We need to ensure that school buses, emergency vehicles, delivery vehicles, contractor 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 do not put trash, plastics, leaves, chemicals, or hazardous materials down the storm drains.
- 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. Remember while we offer great latitude to resident's 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 are currently planning a project or 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 2026 is 4.5%.

2. NEW BUSINESS

- H. **Grounds and Landscaping:** There are 5 trees that are dead on the common ground. Because these trees are close to resident properties, we will need to have them cut down with cost to the association. We need all homeowners that have dead trees along the common ground, to make the board aware, so that we can schedule their removal.
- I. **Animals:** Someone is feeding the birds (or other wildlife) peanuts and they are leaving peanut shells. This coincides with the appearance of Blue-Jays. While pretty, Blue-Jays are aggressive and loud birds who often attack smaller birds such as finches and chick-a-dees. Please do not feed the wildlife. A bird feeder containing bird feed is fine.

3. 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.