

**SOUTHRIDGE PINES SUBDIVISION
ANNUAL MEETING AGENDA**

6: 00 PM August 7, 2023

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.

I. RECURRING BUSINESS:

- A. **Grounds and Landscaping:** We have reduced the number of cuts by two this year to mitigate costs given the inflationary rise in this service. Ground maintenance continues to be one of our highest expenses. (See open discussion)
- 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 so be considerate about taking them in.
- 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 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 should 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.
- E. **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. Please remain diligent and report any activity or suspicions.

NEW/UPDATED BUSINESS:

- A. **Property Maintenance/Housekeeping:** We are pleased with the job our residents are doing to maintain their property. It's nice to walk around and see the homes that have improved over time and our consistent maintainers. Thank you. 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. (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.
- 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 required to take down your exterior project. Maintaining architectural continuity assures consistent property values throughout the community.
- C. **Activities:** There are no current activities planned. Please express your interest to the board in having an event in 2024.
- D. **Financial Overview:** Tina will provide an overview of our finances. Please contact one of your trustees if you would like a current financial statement.
- E. **Volunteers:** We are looking for volunteers to work under board supervision and to form a committee if needed to work with residents on maintenance issues. Mark Danner has volunteered to assist/direct this effort. Anyone else willing to work with us on this please see a trustee. We would also appreciate volunteers willing to maintain the front entrance area.
- F. **Indenture Amendments:** Voting is underway on the changes to our indentures. If you have not voted yet you may do so here. If you have questions, we are available to answer. A final date to have your vote counted has not been set due to additional notifications needed, however we strive to have amendments finalized quickly.
- G. **Open Discussion:** Comments, concerns, or suggestions about any of the agenda items. Items to be placed on the agenda for the next meeting.
 - 1. Adjustments to cuts. Areas of importance.

Subdivision Contact Information:

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.