

SOUTHRIDGE PINES SUBDIVISION ANNUAL AND SPECIAL MEETING AGENDA

6:00 PM August 5, 2024

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 are maintaining the cut reduction implemented in 2023 to mitigate costs given the inflationary rise in this service. As always ground maintenance continues to be one of our highest expenses. Tina McMillan and David Hamtil have helped with weed mitigation at the entrance. Thank you to them for their time.
- B. **Animals:** Please remember to clean up after your dog in your yards as well as in common areas. We have had several complaints about a homeowner not picking up after their pet. Please also remember barking dogs can be a peace disturbance so be considerate about your dog(s) barking.
- 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. We have had lots of problems coming around the corner on Southridge Meadows. Visitors to your home long term (3 + days) should park in front of your home or 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, resident 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. The basins will need to be cut back/ maintained soon.

- 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.

2. **NEW/UPDATED BUSINESS:**

- A. **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. 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:** Due to budget constraints, there are no current activities planned for 2024. Please express your interest to the board in having an event in 2025. Some have mentioned wanting to have a subdivision garage sale. Let's plan a weekend this fall. Tina McMillan offered to make signs and post on social media.
- D. **Financial Overview:** Financial statements have been sent every month. If you have any questions, please contact a trustee.
- E. **Volunteers:** We are always happy to welcome volunteers. We are always looking for volunteers, especially for someone willing to maintain the front entrance area when needed.
- F. **Indenture Amendments:** New Indentures became effective February 1, 2024. Please familiarize yourself with these, paying special attention to use restrictions.
- G. **Special Meeting Voting:** 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. 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 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.

Special Meeting addendum:

Pursuant to paragraph 10, **USE RESTRICTIONS** (pages 28-32) section b, (page 32 of the indentures) violations of any of the restrictions under this paragraph may result in a \$250 fine per violation, \$100 per month penalty for each month violation is uncorrected. Penalties to be determined by a majority vote of class members (residents) at a special meeting. All Lots have been given opportunities to take corrective action. Deadlines were given to the homeowners listed below. If these items are corrected in the allowed times, fines will not be given.

Violations for vote (in no particular order):

4539 Southridge Pines Drive

Indentures state: "Each owner shall maintain and keep his/her lot in good repair."

This violation is of the current state of their exterior. There is wood rot, screen and siding damage, paint, and other maintenance that needs to be done.

Should the HOA levy the fine of \$250 for the violation and continue to fine \$100 monthly until the violation is corrected? Yes No

4607 Southridge Pines Drive

Indentures state: "Each owner shall maintain and keep his/her lot in good repair"

The pool has been sitting neglected and partially covered for 2 years now. The cover is not placed properly and is causing an extreme number of mosquitoes, other unwanted bugs, and a safety hazard (lots of small children live nearby). We have been in contact with the homeowner and offered solutions on how to fix the cover and no action on their behalf has been taken.

Should the HOA levy an initial fine of \$250 for the violation and continue to fine \$100 monthly until the violation is corrected? Yes No

4516 Southridge Pines Drive

Indentures state: "Each owner shall maintain and keep his/her lot in good repair."

This violation is of the current state of their exterior. The garage door is extremely damaged, mold covering an entire side of the house, and a derelict van (partially dismantled and inoperable).

Should the HOA levy an initial fine of \$250 for the violation and continue to fine \$100 monthly until the violation is corrected? Yes No

4532 Southridge Pines Drive

Indentures state: "Each owner shall maintain and keep his/her lot in good repair."

This violation is of the current state of their exterior. Homes' exterior siding needs repair, mold, and wood rot. The driveway also needs to be addressed. The tree in the front of the house needs to be trimmed, people are unable to walk underneath.

Should the HOA levy an initial fine of \$250 for the violation and continue to fine \$100 monthly until the violation is corrected? Yes No

4536 Southridge Pines Drive

Indentures state: "Each owner shall maintain and keep his/her lot in good repair."

This violation is of the current state of their exterior. The wood rot and siding need to be addressed.

Should the HOA levy an initial fine of \$250 for the violation and continue to fine \$100 monthly until the violation is corrected? Yes No

Voting Class Member's Name _____

Voting Class Member's Address _____