

South Rim Ranch Letter from the President

Dear Property Owners,

As the snow finally melts after our fifth snow storm (24 plus inches) of the winter season and a system of rain from the southwest moves out, our roads are soft and muddy in areas where no gravel has been laid down. But they are still passable with a four wheel drive vehicle. The Board of Directors has approved the draft road plans for 2009 and we will begin some of this work when the payments for the annual dues come in. We will discuss the 2009 road plans at the annual meeting and seek input from the membership, and approve the final plans by voice vote.

The annual POA meeting is scheduled for April 4, 2009 at the Best Western in Tusayan. . This is also the meeting where our election for the CY2009 Board of Directors will be conducted. If you are interested in running for a board position fill out and return the application recently sent to you by either mail or e-mail. The ballots will be mailed in late February . It is important that you return your election ballot or bring it with you to the annual meeting so that our association can conduct a legal election. Without enough of the member ballots the association will not have a Board of Directors and we will not have a voice in the operation of the ranch. The management company will assume control, which means no work of any kind can be done.

For all whose ballots are received prior to the meeting and are not delinquent on any fees owed the Association, there will be a drawing for one years association dues for CY 2010. There will also be a drawing for six gift cards for property owners in attendance who are not delinquent on any fees owed the association

Of the twenty homes currently built on the ranch there are six for sale along with numerous properties. In a depressed market there are opportunities for long term investors. One 36 acre parcel with good views and trees recently sold for \$45K. The local Realtors can help you with locating the properties for sale and our management company is putting together a list of the properties that are bank owned.

For those interested in building on their parcels it is very important to review the Coconino County Department of Community Development website. The county is constantly changing the building codes and permit requirements. Permits are required for homes, garages, septic systems, solar power, wood burning stoves, storage containers, building site grading and tool sheds larger than 120 sq. ft. The county budgets for millions in revenue each year from permits and they also adjust property taxes according to the building improvements made to a lot. Like all local governments this county is scrounging for every dollar they can get to keep their operations funded. The building inspectors and tax assessors are aggressive.

Whenever you have work done on your property by a third party it is a good idea to hire only those who are licensed contractors or have a current business license. This will limit your liability if they injure themselves or cause damage to any property, whether it belongs to you or a neighbor..

See you at the annual meeting,

Richard Felter, President
South Rim Ranch POA