

South Rim Ranch Property Owner Association

April 23, 2007

Letter from the President

Dear Property Owners,

I want to thank all of you, who were able to attend the annual South Rim Ranch Property Owner's Association meeting on April 14, 2007. Our meeting was a resounding success and the new Board of Directors and association officers are off to an enthusiastic start. These new directors and association officers along with their contact information will be posted on the web site soon.

The election of the new directors was a real challenge this year because many of our members did not return their ballots. In accordance with our by-laws, we must have 25% of the property owners' vote or the election is void and we have to start the process over. This includes scheduling another annual meeting and incurring all the expenses involved with the mailings and renting the conference room at the hotel. So, for the 2008 election please participate by returning your ballot(s) by mail or in person.

Our association is in good financial shape and we should be starting on the CY2007 road maintenance and improvements by the first of May. If you haven't paid your annual dues assessment for 2007 do so promptly and avoid the late fees or liens. It is important that each property owner pay their fair share on time so we can continue to fund the road maintenance and capital improvements that benefit all of us. For those property owners that split their 36-acre ranches into smaller parcels, remember that when Coconino County records the additional parcels, you then owe our POA an additional \$169.00 dues assessment for each new parcel.

There have been several new homes installed on the ranch over the last twelve months and I have talked with a lot of property owners that have short term plans for building a house or installing a manufactured home. It can be a long and arduous process from digging the septic test holes to final inspection of the house by the county. If you have any questions concerning septic systems, solar power, manufactured home dealers, local contractors, water systems, the county building codes, our CC&Rs and lessons learned from those of us that are permanent residents feel free to contact me or stop by our Katie Ranch, lot #258.

Cheers,

Rich Felter
SRR POA President
661-478-8365

