

# South Rim

## Property Owners Association

February 2026

### Community Website:

<https://srrboard.wixsite.com/srrpoa>  
Site Contains: Announcements, Governing Documents, Financial Reports, Unofficial Ranch Map, Meeting Dates, Minutes, Messages from the Board and More.

### Board of Directors and Officers

Bob Harkins – President  
Brooks Cameron – Vice President  
Scott Checani – Treasurer  
Laura Sickelsteel – Secretary  
Nancy Hillman – Director at Large  
**Board Email:**  
SRRBoard@outlook.com

### Association Manager:

Christy Lang c/o HOAMCO  
Community Association Management  
523 N Beaver St, Flagstaff, AZ  
86001/PO Box 30520, Flagstaff, AZ  
86003  
tel (928) 779-4202 ext. 1301  
email [clang@hoamco.com](mailto:clang@hoamco.com)  
[www.foamco.com](http://www.foamco.com)

### Regularly Scheduled Board

#### Meetings:

Held the 2<sup>nd</sup> Saturday in January, July and October at HCF&R – 1 p.m. AZ time – Check website for possible changes.

### Annual Meeting of the Members:

Held the 2<sup>nd</sup> Saturday in April at HCF&R – 1 p.m. AZ time.  
Announcement in the February mailing. Check the website for possible changes.

### *Letter from the President*

by Bob Harkins

**Appreciation:** I want to acknowledge and thank our Board Officers - Brooks Cameron, Laura Sicklesteel, Scott Checani, and Nancy Hillman for their wonderful support and direction! This current Board is experiencing an extremely high volume of Board Actions to regulate and enforce our Covenants, Conditions, and Restrictions (“CC&Rs”) to support and maintain the high quality of life we all enjoy here at South Rim Ranch! Our Board, with sound legal guidance from VF Law is pursuing the following Actions: **Contact The Board Letters: 25; Courtesy Notice Letters: 6; First Notice of Fine for Violation Letters: 5; Final Notice of Fine for Violation Letters: 5; Recurring Notice of Fine for Violation Letters: 39; Total 2025 Fines Assessed: \$24,950; Currently, 15 Parcels in violation of CC&Rs.**

### **Property/Parcel Surveys & Easements:**

VF Law provided easement survey recording guidelines for all Parcels, including subdivided Parcels: *All Parcels newly created by an Owner through subdividing an original Parcel must contain a minimum of 150 feet of road frontage on roads which have been previously dedicated to the SR POA by Declarant AND/OR on an easement created on Owner’s original Parcel for the sole purpose of creating said road frontage along the newly created Parcels. Such easement must be recorded by the Owner in the Office of the Coconino County Recorder. In 2022, Section 3(E) of the Declaration was amended to state, in relevant part, that All Parcels newly created by an Owner through subdividing a Parcel must contain a minimum of one hundred fifty (150) feet of road frontage on the sixty (60) foot roadway easements shown on the Record of Survey or on an easement created on Owner’s Parcel for the sole purpose of creating said road frontage along the newly created Parcels. Such easement must be recorded by the Owner in the Office of the Coconino County Recorder. The original language and amended language give the option of using an easement on the Owner’s original Parcel. This language shows that it has always been an option to use the original owner’s easement. As far as the 30-foot boundary easement, Section 3Q of the amended CC&Rs requires all Parcels to have a 30-foot setback for the grazing lessee. The original CC&Rs also had the 30-foot setback for livestock. Even if the owner refuses to have the survey recorded with the 30-foot boundary easement, the CC&Rs prevail. The owner can’t put anything in that 30-foot section. There is the intention by definition of Parcel that the 30-foot boundary extends to subdivided Parcels.*

### ***CC&R Notification Requirements & Reminders:***

A purchaser of a South Rim Ranch property/parcel must receive a current copy of the CC&Rs <https://srrboard.wixsite.com/srrpoa> before the purchase is finalized. If a title company is used, they will handle; if not, it is your responsibility and could allow the buyer to withdraw from the purchase agreement, or worse, if you cannot prove you have provided a copy of the CC&Rs. Be certain the CC&R documents are included with all other closing documents!

As a reminder to all homeowners, the restrictions established by our Property Owners Association are stricter than Coconino County ordinance. Owners and residents are required to comply with both. The Board of Directors is actively working to maintain the appearance and safety of our community by enforcing these standards, particularly in areas such as trash accumulation, unpermitted or non-compliant structures, and the improper storage or long-term placement of RVs. We appreciate everyone's cooperation and commitment to keep South Rim Ranch clean, safe, and aligned with the values that make our community a great place to live.

### ***CC&R Violations & Confidentiality:***

The Board takes very seriously both reports of CC&R violations and the privacy of all parties. Please note that all reports of violations are kept confidential between the Board Officers and the complainant. Once initiated, the Board will keep confidential any actions taken in response to that report and provide Board Actions solely to the complainant.

### ***Hunting & Firearms Regulations:***

A reminder to hunters that our CC&Rs prohibit Nuisance Activities. Hunting and the recreational discharge of firearms shall be consistent with the laws of the State of Arizona and Coconino County. Hunting is permitted in compliance with Arizona Game and Fish regulations limiting legal shooting time to daylight hours (sunrise to sunset). Coconino County hunting regulations are governed by the Arizona Game & Fish Department (AZGFD), with specific rules for the Coconino National Forest; key rules involve firearm discharge (no shooting within 150 yards of buildings/campsites), prohibitions on baiting with deer urine, and varying seasons for big and small game, requiring proper licenses, tags, and awareness of specific hunt unit rules. Always consult the latest AZGFD regulations book for detailed season dates, hunt unit maps, and specific rules for species like deer, elk, and turkey. Some items are generally illegal for hunting in AZ, like night vision or thermal scopes, and specific regulations exist for handgun use during archery hunts (for protection only).

### ***Key Hunting Regulations for 2026:***

- **Safety Restrictions: Distance:** No shooting while hunting within **1/4 mile (440 yards)** of any residence, building, or developed facility. **Prohibited Areas:** No shooting across a road, trail, or body of water, or within a cave. **Vehicle Use:** Hunting from a motor vehicle is strictly prohibited. **Permission is Mandatory:** You cannot hunt private property in Coconino County (or anywhere in AZ) without the owner's direct consent. **Postings & Signs:** Look for signs like "No Trespassing," locked gates, or orange or purple paint on posts/trees as clear indicators of private land.