

South Rim Ranch Property Owners Association

February 2022

Community Website

SRRPOA.NET

Site Contains: Announcements, Governing Documents, Financial Reports, Unofficial Ranch Map, Meeting Dates, Minutes, Messages from the Board and More.

Board of Directors and Officers

Larry Gantner – President
Brooks Cameron – Vice President
Maria Arango – Treasurer
Melinda Gantner – Secretary
Vacant – Director at Large
Board Email:
SRRBoard@outlook.com

Community Management Manager

For Questions about your Assessments, please contact:
Eric A. Gavin c/o HOAMCO
Community Association Management
Mailing: PO Box 30520
Flagstaff, AZ 86003
Tel: (928) 779-4202 ext. 1301
Email: egavin@hoamco.com
Website: www.hoamco.com

Regularly Scheduled Board

Meetings

Held the 2nd Saturday in January, July and October – Check website for time, location and possible date changes.

Annual Meeting of the Members

Held the 2nd Saturday in April – Announced in the February mailing. Check website for time, location and possible date changes.

Letter from the President

Announcement:

The Annual Meeting of the Members will be on Saturday, April 9, 2022. Location and Time: High Country Fire & Rescue – 6593 High Country Lane, Williams at 1:00 p.m. AZ time.

If you are voting by mail or email, your ballots must be received by HOAMCO no later than April 7, 2022, or you may return in person prior to the Annual Meeting of the Members being called to order. **PLEASE, Double Check Your Ballots Before Returning.** We received multiple ballots returned for the Leasing Amendment, that were not marked Yes or No to vote. Make sure your voice is heard.

Leasing Amendment Results: The Leasing Amendment has PASSED with an 83% YES vote; this amendment to our CC&Rs helps maintain our residential lifestyle at South Rim Ranch.

Included in this mailing: End of Year 2021 Balance Sheet, 2022 Budget, 2022 Board Member Letters of Intent, Summary of Changes (see reverse side of this page), the revised Amended and Restated Declaration, and Ballots to vote for your 2022 Board of Directors and the Amended and Restated Declaration.

The Association Needs Your Vote; before you vote No on the revised Amended and Restated Declaration, realize that the Leasing Amendment has already passed by owner vote. A “NO” vote will **not** change the outcome of the Leasing Amendment. This vote on the revised Amended and Restated Declaration, is not to abolish the existing CC&Rs and the newly approved Leasing Amendment. The vote is only to add the corrections and modifications to the current CC&Rs, while combining the already approved amendments into one document. Our original CC&Rs were written by a title company that used a generic document for all the POA developments in Northern AZ and then modified per property. Due to this, our current CC&Rs contain clerical errors, as well as a number of obsolete or ambiguous provisions; it also contains Articles that many property owners found too restrictive or vague. Based on owner input, the revised Amended and Restated CC&Rs has been modified to include owner suggestions, correct errors, better define articles, allow more liberties, while still maintaining the rural residential way of life that South Rim Ranch was founded on. I encourage you to compare both the current CC&Rs and the revised Amended and Restated Document and return your “YES” vote of Approval. In the past, some of you received letters and emails encouraging you to vote No and reject the previous years Amended and Restated CC&Rs. Before you vote NO, **PLEASE**, email the Board at: SRRBoard@outlook.com with any questions or requests for clarification. **Remember, there are always two sides.**

Assessment Delinquencies: We understand that sometimes things happen, whether it's moving and forgetting to update your address or a hardship. Before your account starts gathering expensive fines and possibly Attorney fees, we urge you to contact the Board at SRRBoard@outlook.com to discuss your account.

Roads: From famine to feast; this winter we had an excess of moisture on the roads, making it impossible for the grader to be on the Ranch. As things dry out, our road contractor has started back to work. We appreciate your patience during this time.

Respectfully,
Larry Gantner, Board President