

South Rim Ranch Property Owners Association

November 2024

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

Brad DeVries – President
Robert Harkins – Vice President
Scott Checani – Treasurer
Laura Sicklesteel – Secretary
Chieko Karpe – Director at Large

Board Email: SRRBoard@outlook.com

Association Manager:

Michelle Inscore 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 minscore@hoamco.com

www.hoamco.com

HOAMCO handles the Association's accounting only; all other items or questions should be addressed to the Board at SRRBoard@outlook.com.

Regularly Scheduled Board Meetings:

Held the 2nd Saturday in January, July and October at High Country Fire & Rescue (HCF&R) – 1 p.m. AZ time – Check website for possible changes.

Annual Meeting of the Members: Held the 2nd Saturday in April at HCF&R – 1 p.m. AZ time. Check website for possible changes.

Letter from the President

by Brad DeVries

Announcement: The SRR Property Owners Association annual meeting will be April 12, 2025 at 1:00 p.m. AZ time at High Country Fire & Rescue – 6593 High Country Lane, Williams

Assessments: HOAMCO will be mailing your Two Hundred and Twenty Four dollars (\$224.00) assessment invoice for 2025, this invoice reflects a three percent (3%) increase that was approved by the board to cover rising costs of fuel, goods and services. **Please be sure to adjust any automatic payments accordingly.**

Board Elections: Your community needs you! You will find a Letter of Intent to run for the Board of Directors for the South Rim Property Owners Association enclosed. Take time to read over the positions and responsibilities and consider running for the Board. The Association is always looking for diligent, hardworking individuals with fresh points of view. While it's always great to work face-to-face, joining board meetings remotely is an option for those outside the area. Submit your application no later than February 1, 2025 per the instructions on the application.

If you see something, say something: South Rim Ranch has always been a safe and secure place. We did receive a report late in the summer of an apparent case of people squatting on an unoccupied parcel; when the owner was contacted, they confirmed that no one was authorized to be living there. Fortunately, the offenders departed when they were told that law enforcement was going to be involved. However, it's a good reminder to keep our eyes open and ask questions if something looks suspicious. If you're not a full-time resident, let your resident neighbors know your contact information. Leave law enforcement to the pros, but don't hesitate to say something if you see something amiss.

CC&Rs and Property Sales: Any buyer purchasing property on South Rim Ranch must receive a current copy of the Codes, Covenants and Restrictions (See SRRPOA.NET) before the purchase is finalized. If you go through a title company, they'll handle that. If not, it's your responsibility - and could allow the buyer to back out of the deal or worse if you can't prove you've done that - make sure that documentation is part of any closing documents!

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 within the Board membership; likewise, once initiated, we will keep absolutely confidential any actions taken in response to that report.

(See Reverse for 2025 Annual Budget)