

March 4, 2006

TO: Members of the Southfork Homeowners Association

From: The Board of Southfork Homeowners Association

RE: Newsletter & Announcement of Annual Meeting

It is time, once again, to have our annual homeowners meeting. The meeting is scheduled for Saturday March 25, 2006. The doors should be open at 9:30am with the meeting beginning at 10am. The room is reserved until 12pm. It will be held at the same location as past meetings: the Commons Room at Orting High School. There is a Wrestling Tournament scheduled for the same day at the main gym so parking will be affected.

Agenda items will include:

- **Board Member nominations and voting for three expiring positions/terms:** There is currently one vacancy created by the recent resignation of Loren Rosen, and the position of George Akins and Judy Mitzel will expire on May 31, 2006. Board positions are for two-year terms. Enclosed you will find a Nomination Ballot. Homeowners need to consider who they would like to nominate and, perhaps consider running themselves. Please write-in your nomination(s) and return the ballot to one of the existing Board members before March 24 or mail it to the post office box as stated on the ballot before March 21. The vote for new members will be conducted at the annual meeting. If you are unable to attend the meeting you will be given the opportunity to vote by proxy. If you have any questions concerning your vote by proxy please contact board members George Akins (lot 23) or Pat Eppright (lot 49).
- **Annual Dues:** The Board voted and agreed to increase the annual dues by 5% as allowed by the CCR's without a vote of the members (article 7, page 10 under Assessments heading). Dues will then be \$246.75. The annual year for Southfork runs from June 1 of the year to May 31 of the proceeding year. Dues bills will be mailed out in May and are due June 1. The Board voted and agreed to impose the late fee as allowed by the CCR's. The need for this increase will be explained at the meeting.
- **Community Drainfield:** There was a need to have the septic collection tanks by the drainfield pumped earlier this year. They had high levels of sludge in them. The septic problems will be addressed at the meeting. The septic paperwork, which was handed out to all homeowners earlier this year, contains a lot of information in it and we should all try to follow the recommendations. :
- **Landscaping:** The Board hopes that the members have seen an improvement with the landscaping of common areas. We are continuing to work with the landscapers to improve them. We have had 14 trees which have died over the past three years and are planning to replace them soon. Due to the expense of the replacement trees and shrubs themselves, the Board has organized a **work party**

**for Saturday morning, March 18** to remove the trees and shrubs that need replacement. We need your help to keep expenses down - Please reserve this date, the more workers the easier the task. Please bring your shovels, brooms, pruners and yard waste containers so we can have the planting areas ready for the landscaper. The board had previously scheduled the landscaper to clean, weed and re-gravel the right-of-way areas. However, due to the cost of pumping the septic collection tanks at the drainfield, this has had to be postponed. We are hoping to have it done this summer or fall.

- **Board meeting attendance** Homeowners are welcome to attend any of the monthly Board meetings; however, your participation is limited to observation only. Non-members of the Board cannot participate in any votes and cannot participate except to make a request. Board meetings are typically held on the 1<sup>st</sup> Friday of the month.
- **Special Committees:** Would like to have some special committees to perform some tasks in the neighborhood to alleviate some of the expenditures for landscaping, etc. Sign-up sheets will be at the annual meeting: **DO NOT SIGN UP FOR A COMMITTEE IF YOU DO NOT PLAN ON BEING COMMITTED TO PARTICIPATE.**
- **Garage Sale:** Set date for the Community Garage Sale. The CCR's do not allow for individual homeowners to have their own garage sales.
- **Financial statements** will be available for all homeowners at the meeting.
- **CC&R's:** All homeowners should have received a copy of the CC&R's when they closed. If you did not, you will need to contact your title company and have them get you a copy. With that, here is a partial list of some of the requirements:
  - All **building projects**, fences, sheds, garages, gazebos, etc. (ie. permanent structures) need to have all required county permits and a site plan turned into the board for review and approval.

The original color for the fence stain, as stated by the developer Don Olson, is Behr, Transparent Waterproofing Wood Finish #400 Natural. The board is not requiring the homeowner to purchase any particular brand of stain or waterproofer, however, it is to be natural or clear to maintain uniformity.
- **Reminder:** Utility trailers in driveways that are not screened from view behind a fence are only allowed in a driveway for a maximum of 72 hours, unless the homeowner has Board approval for an extended period beyond 72 hours.

Hope to see all of you at the meeting!

George Akins (lot 23), Pat Eppright (lot 49), Judy Mitzel (lot 56), Wendy Morse (lot 28)

Send all correspondence to: Southfork Estates HOA, P.O. Box 1133, Orting WA 98360