

March 3, 2007

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. In an effort to try and increase attendance at the meetings the SFHOA Board has moved the meeting from the weekend morning to a weeknight. **The meeting is scheduled for Thursday April 19, 2007 from 6:30 – 8:30.** It will be held at the same location as past meetings: the Commons Room at Orting High School. The doors should be open at 6:15pm.

Agenda items will include:

- **Board Member nominations and voting for two expiring positions/terms:**
There are two positions that expire on May 31, 2007. 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 or mail it to the post office box as stated on the ballot before March 31. We would like to hold the vote for new board members 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 call 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 be increased from \$246.75 to \$259.00. The annual year for Southfork runs from June 1 to May 31 of the following year. **Please note that in an effort to be frugal with the associations' money the dues bill is included with this newsletter.** Dues are not required to be paid until June 1; however, we are sending them out early in an effort to cut down on the amount of delinquencies. Last year of 76 lots only 49 were paid on or before the due date; 8 were 0-30 days past due; 10 were 1-2 months past due; 4 were 3-4 months past due; 3 were 5-8 months past due and 2 remain unpaid. Please plan and budget accordingly so that the Board is ensured of having the necessary monies to pay the bills on time. The average monthly expenditure is \$976, which includes landscaping (\$544), electricity (\$230); Insurance (\$152); Water (\$40) & Internet (\$10). This figure does not included reimbursements or special projects. **IMPORTANT: The imposition of late fees and interest will be strictly enforced. You are reminded that at the time of purchase all homeowners signed and agreed to adhere to the CCR's, which includes paying your dues by the due date.**
- **Community Drainfield:** There was a need to have the septic collection tanks by the drainfield pumped last year because the alarms were sounding frequently.

The Board decided that we should meet with Andy Sturdivant of Pro-Vac in an effort to determine if the drainfield tanks should have another inspection, which will cost approximately \$1,300. In February, 2007 Pro-Vac made a cursory inspection of the drainfield area, but could offer no real opinion as to why the drainfield alarms may have been sounding off, unless they perform an inspection of the tanks. The Board feels that we should wait to have the tanks inspected as the alarms do not appear to be going off on a regular basis, which could indicate that the problem may be only during periods of heavy rain. In order to get a better grasp as to the frequency of the alarms being triggered and to narrow down what the potential problems may be, it was suggested by Pro-Vac that we have a reporting system in place. The board has set up an email address on the neighborhood website: southforkestates@hotmail.com found at www.southforkestates.org. Please include the date, time of day, letter of the box that is sounding off, and the current weather conditions. A representative from Pro-Vac will be at the meeting to address any concerns or questions regarding the community drainfield or your own on-site septic system. Our website also contains information about septic systems that you may find helpful if you did not receive the hand-out that was distributed last year.

- **Landscaping:** You may have noticed that the landscaping strip at the entrance of the neighborhood between the sidewalk and lots 23, 24, & 25 does not look as healthy or attractive as the other landscaped areas along the boulevard. The laurel bushes along this strip were damaged several years ago and they have never recovered, several of the bayberries were also damaged or killed, and the trees and weeping willows either have stunted growth or are dying. The Board has asked Rain Forest Lawn Service, our landscaping company, for an estimate to replace missing or dying trees and shrubs and to dig up and replant those plants that are stunted due to the string from the burlap being left in place at the root system. The following is the estimate from Rain Forest, which includes expanding the sprinkler system along these areas, all labor and materials (plants are for sizes that are approximate to the average size along the strips now)

Irrigation:	\$2,300.00
Otto Luyken (laurel) 23 @ \$24.99	574.77
Bayberries 18 @ 19.99	359.82
Trees 6 @ 39.99	239.94
Weeping Willows 11 @ \$49.99	<u>549.89</u>
	\$4,024.42

*Irrigation includes upgrade or replacement of the timer. Total price does not include tax.

If we were to purchase the plants ourselves, Rain Forest would only charge \$3,000 for the irrigation and labor to plant. A work party was organized last year to plant the replacement weeping willows, which was disappointing. Much thanks and appreciation to Pat Eppright who planted all the new willows himself. There will be a vote at the meeting as to whether or not this project should be pursued.

Last year the Board had the right-of-way between lots 34 & 35 cleared of weeds, re-graveled and had the landscaper put down Casoron. Due to the cost and plans to have the fence re-stained, the other two other right-of-ways were not done: Tract J is between lots 72 & 73 (path that leads out to the trail) and tract F between lots 15 & 16. A vote will also be taken to see if the membership would like to see the other right-of-ways done this year.

Lastly, there was a mudslide behind lots 2 & 3 last year that deposited debris in the drainage area along the hillside. The Board would like to ask if any homeowner owns, has access to or knows anybody willing to dig out this ditch. You can notify the Board via email or let us know at the meeting.

- **Project Expenditures 2006:** The Board approved the following projects last year:
 - Plant replacement:
 - 12 Dappled Willows \$ 783.00
 - Right-of-Way cleaning: \$1,632.00
 - Fence cleaning & staining: \$5,647.00
 - **Total \$8,062.00**
- **Street lights:** Puget power was contacted about the street lamp that was knocked down at the main entrance and they are currently working on replacing it. Puget Power would like for us to report any street lamp outages, damage or light that stays on directly to www.intolight.com. This is a simple fill-in the blank form that takes about 1 minute to complete.
- **Garage Sale:** Kevin & Jessica Lewis signed up for the Garage Sale Committee at last year's annual meeting. They will continue to chair this committee and have selected two sets of dates: June 15 – 17 or June 29 – July 1. A date will be chosen at the annual meeting. If you would like to help them please see them for more information. Note that the CCR's do not allow for individual homeowners to have their own garage sales.
- **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 1st Friday of the month.
- **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. We also have a copy available on the neighborhood website
- **Financial statements** will be available for all homeowners at the meeting.

Please reserve April 19 at 6:30, write it on your calendar and make every effort to attend. Hope to see all of you at the meeting!

Pat Eppright (lot 49), Bill Abram (lot 31); Kevin Lewis (lot 35); Wendy Morse (lot 28)
Sarah Lysene (lot 1)

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