

Owners of Southern Grove Homeowners Association

Southern Grove is a beautiful community and the Board of Directors strives to keep up the aesthetics and property values of our homes.

Enclosed is a brief summary of our Annual Meeting January 6th, 2022

- **Board Members**
- **Management Company**
- **Website**
- **Budget**
- **Road Fund**
- **ARB**
- **Email Authorization**
- **Spring Cleanup**
- **Rentals**

Board Members:

Per our annual meeting a quorum was not established, so no new board members were elected.

Meet Your Board:

Julie Bocchieri	President – JulieBocchieri@comcast.net
Kelly Markey	Vice President – bmarkey411@aol.com
Kathy Ramsey	Secretary – ramseymk@bellsouth.net

Management Company:

BCM Services, Inc.
920 3rd Street, Ste B
Neptune Beach FL 32266
Manager – Blaine Anderson
Email – banderson@bcmervices.net
Forms can be found at www.bcmervices.net

Board Members:

Southern Grove will have a new website starting soon.

Budget:

With the Board of Directors having their 2021 budget meeting, it came to our attention that the budget approved of **\$550/per year** for 2022 would be too great of a hardship for many homeowners. The board revised, and voted a new budget for 2022 in the amount of **\$480/per year**. The dues are due as follows:

February 1st - \$240

July 1st - \$240

For those that already paid the \$275 for February, there will be a credit applied for July's payment bringing your last payment to \$205.

We thank you for your patience and understanding while we work through this.

Road Fund:

Southern Grove are private roads. They will never be turned over to the county. Our meeting with Christian Whitehurst has confirmed this from the county. With

that being said, the funds for our roads, and basic contingency will break down to approximately:

Road Fund Reserve -	\$10,000 a year
Contingency -	\$3,000 a year

Architectural Review Board:

Board of Directors have approved an additional fee of \$25.00 for applications covering any and all permitted work. If there is ever a change to your pre-existing structure, or property, you will need to complete an ARB request form. This form can be found on the BCM Services website – www.bcmservices.net under forms and will also be on the Southern Grove Website once it is up and running. This with any and all necessary documents must be sent in, and will be reviewed and approved by the ARB committee **BEFORE** you begin your project.

Email Authorization Form:

Please if you haven't already, go to www.bcmservices.net, or the Southern Grove website and click on forms. This will help cut down on Southern Grove costs of mailings.

Spring Clean-Up:

LAWN MAINTENANCE

- Keep your lawn mowed
- Remove weeds
- Fertilize yard
- Trim hedges and palm trees
- Replace sod as necessary
- Pressure wash: Sidewalks, driveways, fences, curbs and homes
- Keep all trash and recycle cans behind approved screens or at least out of street view

Please pick up your pet's mess while walking in the neighborhood.

Rentals:

Any owner that has tenants residing in Southern Grove, you must ensure that your tenants are fully aware of the Rules and Regulation of Southern Grove! **YOU ARE RESPONSIBLE FOR THEIR ACTIONS WITHIN SOUTHERN GROVE HOA.**

Please do not ignore your letters. If you have any questions or concerns, please reach out to the management company or Board of Directors. CCR violations or non-approved ARBS can lead to lot assessments for non-compliance.

The Board appreciates everyone's efforts in keeping Southern Grove a beautiful place to live. We all have a stake in our neighborhood. We as a board would like to see more participation at our board meetings. This can help us all work together to better our community here at Southern Grove. Please make sure we have current owner contact information. You can send this to Banderson@bcmservices.net + Aanderson@bcmservices.net

The 2021 Year-End Income and Expense statement is enclosed
A full set of the 2021 Financials are available for review by appointment during our normal business hours. Please send your request to: info@bcmservices.net