

## Architectural Review Committee

Report 4/18/2017

**The Light Bulb Committee** continues obtain compliance from homeowners on sensor repair and replacement for address illumination. This effort has also allowed us to make positive contact with new neighbors. If your light burns out, you should leave a note at the HOA office (gate house) or call Patsy Sills, 1 (520) 207-8233, to have it replaced.

Spring is here. The HOA Compliance Agent will make spring inspections at the end of April, early May. Many homeowners are already maintaining their residents in tip-top shape. Avoid a notice of non-compliance by being proactive.

**The Architectural Review Compliance Agent** conducted a community condition walk-around on 3/5/17 checking only on open issues and parking violations. He found:

- Nine (9) requests for alterations to existing properties have been completed with 6 request in progress
- One (1) parking violation along with a sun shade stored in the drive way is still unresolved. The Compliance Agent issued a letter for non-compliance with a \$100 fine to begin 5/1/17.\*
- There was 1 yard issue at the date of the walk-around. (*It has since been cleaned-up.*)
- Ten (10) painting & staining issues have been resolved with 30 required to be resolved by 04/11/17.
- The enforcement issue that was initiated August 1<sup>st</sup>. for failure to use correct wood color has been deactivate with remedial work to be completed by a "Springs painter" later this month.

### Committee actions:

- Two hundred dollars (\$200) from the enforcement line item of the ARC budget was transferred to the Light Bulb Committee line item for purchase of the more expensive LED bulbs. These bulbs last longer, costing the HOA less in the long run for replacement and use 15 times less energy.

### Up-coming Concerns

- \*Two of the individuals that were issued citations for parking golf cart/car in their drive ways have asked for a review by the ARC of the policy. They have indicated a desire that these vehicles be treated as passenger cars if they are registered with the State that includes road worthiness and carrying insurance. These individuals are collecting homeowner signatures on a petition supporting or at least not objecting to their proposal. They claim two hundred+ signatures with 2/3-3/4 of the effort complete.
- As the hot weather commences individuals that have in the past caused neighbors concern by carrying on a business from their garage creating intolerable noise and/or odors may resume their activity. We hope that the notice prohibiting those activities and announcing the enhanced enforcement policy as carried in "The Chat" will have a positive effect in resolving this issue. If not, enhanced enforcement is indicated.

Respectfully submitted;

Theodore R. Boyett, Jr., Architectural Review Committee Chairperson