

Architectural Review Committee

Report 2/21/2017

The Light Bulb committee continues to work with homeowners in correcting faulty sensors. They will begin to convert to LED lights once the current supplies of incandescent bulbs are depleted. LED lights cost approximately 3-4 times that of incandescent bulbs but last roughly 6 times longer, lowering the total cost over time monetarily and in required volunteer hours. LED bulbs will cost homeowners 1/15 the amount to operate.

In a twist to working with homeowners about sensors; one homeowner wants to replace their own bulb and leave it on 24/7. How to identify this home as having a light that is allowed to shine 24/7 and not have the HOA replace their bulbs needs study.

The committee:

1. Granted exception to the 55 year rule as allowed in CC&R's to a 48 years old son that for the last two years of his mother's life was her care provider and companion. This complies with HUD regulations.
2. Clarified that homeowners are responsible for maintaining the cleanliness and repair of the walk way in front of their house as to debris, rock etc. which originates from their property or damage attributed to them, while the association is responsible for maintenance required by normal wear or "common grounds" clutter.
3. The association's feeding wildlife regulation has been relaxed to allow liquid feeding of humming birds.
4. Confirmed "recreational vehicles" include golf cart/ cars and ATV's. Passenger cars or pickups may be parked in driveways. One homeowner has had their commercial van grandfathered in as an exception.
5. Helped Lyle Weber navigate processes for changing CC&R/HH residence color palette.
6. Desires that residents be neighbors and engage in friendly conversation regarding disputes between them and compliance with community standards that affects them.
7. Developed a statement, for Board discussion and approval, even though the ARC may have statutory authority to in act the procedures on its own, that implements an accelerated fine schedule to help reduce flagrant and frequent violations of CC&R's and community standards.
8. Standards for CC&R/HH violation detection include but not limited to obvious infraction, observations during biannual and monthly compliance walk arounds, or due to investigations initiated by neighbors.

The Architectural Review Compliance Agent conducted a community condition walk-around on 1/5/17 checking only on open issues. He found:

- Three completed ARC request with 8 in progress, some may not as of yet been reported as complete.
- Two non-compliant yard issues were brought into compliance and 1 issue turned over to Hot Desert.
- One painting and staining violation has been corrected with 41 still outstanding. Most of the outstanding issues are required to be completed by 4/11/17.
- The enforcement issue for failure to use correct color that was put on hold last month has been re-instated due to the homeowner not following through with his action plan. The homeowner will receive another \$100 fine for February bring the total fines to \$500 of which he has already paid \$400.

Respectfully submitted;

Theodore R. Boyett, Jr.

Architectural Review Committee Chairperson