

Architectural Review Committee

Report 3/21/2017

The Light Bulb committee continues finding success working with homeowners in correcting faulty sensors. They recommend checking your address light several times during the day if you receive a notice to ensure that the constant on was just not a factor of outside light and shadow conditions. 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.

There have been several companies soliciting door to door. This is prohibited in The Springs. It is recommended that you collect contact information for their company to provide with the Board or ARC and then inform them that this is a non-solicitation community. We will notify their home office.

Questions have come up about property liens. Liens against your property can be used as a final remedy by the HOA to encourage correction of violations to CC&R's or community documents. If general fines accumulate on a given property or the Enhance Enforcement provision is activated, liens provide a means that is allowed by our governing documents to gain compliance. It speaks well of the character of this community that liens have seldom been needed and to date has only used for a failure by a homeowner to pay their HOA dues.

Spring is here. The HOA Compliance Agent will make spring inspections at the end of April, early May.

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:

- There have been 9 new requests for alteration to existing properties & 18 additional request in progress
- Five parking violation have been resolved, 2 are outstanding (after a visit by the chairperson 1 of which indicated that they now plan to comply)
- There are 2 yard issues that have been turned over to Hot Desert landscaping
- Two painting & staining issues have been resolved with 39 required to be resolved by 04/11/17
- The enforcement issue for failure to use correct wood color was reactivated. The homeowner will receive a \$100 fine for February bringing the total fines to \$500 of which \$400 has already been paid.

Committee actions:

- Confirmed the definition of "recreational" vehicles, considered illegal to park for any substantial period of time (4-6 hours) or overnight in a drive way or street to include but not limited to golf carts/cars or any resemblance thereof and ATV, UTV or any resemblance thereof or designed for the same purposes
- A notice will be placed on the windshield of vehicles that park inhibiting safe passage of anyone, including our mobility impaired population, using the side walk, informing them that they are in violation of CC&R's and that their license number has been recorded to assist in preventing future violation
- Clarified that Enhanced Enforcement will be engaged by the committee on approval of a request from the Compliance Agent when he has exhausted other options to alleviate the violation
- After much study and deliberation, that included excellent presentations from both sides of the issue to expand the paint palette, the committee determined not to make any change

Respectfully submitted;

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