

Architectural Review Committee

Report 4/10/2018

The Light bulb committee chair person submitted an informal verbal report that conversion to LED bulbs has now begun to slow the replacement of bulbs and we should see the cost reduction to the HOA and homeowners during this year.

The Architectural Review Compliance Agent (CA) conducted the annual home and yard inspections on Wednesday and Thursday March 21 & 22 with the retired CA accompanying her on the first day and the ARC chairman accompanying her both days. There were 134 paint violation and 45 yard maintenance violations that were cited. This violation are not reflected in the report below, but will be reflected with next month's statistics.

The CA conducted a community conditional walk-around on 4/6/18 checking on open ARC requests, parking, yard, painting, and staining compliance issues (not including the findings from the annual inspection) and found:

- There were 4 new requests for property work, 5 prior requests was completed and 9 requests remain in que; some may have been completed but the owners have not reported back.
- There were 2 golf cart/car parking violation notices issued, the cart issue was resolved at the time of this writing. *Side note: all vehicles must be parked on pavement, golf carts must be parked in the garage except for short periods between use on any given day, and state licensed golf cars are treat as any other passenger vehicle.*
- There were 0 yard issues currently needing remediation – bird feeder with evidence of packrats in backyard.
- There were 0 completed paint & stain violation, 4 corrections are past due, and 21 are due in May of 2018. Two past due issues have begun receiving a fine of \$100/month and will continue in enforcement until brought into compliance. *Side note: each month or fraction represents a separate violation and may be charged a separate late fee for each month the payment is delinquent for each violation.*

Committee and other actions:

The Fee, Fine, and Penalty schedule as passed at the last BOD meeting and been uploaded to the HOA web site and will be included in the next revisions of the Homeowners Handbook.

Corrections were made to the “Exterior Paint and Stain Policies” document regarding True Value Hardware store current paint offerings and a glitch dating back to 2014. Some leniency will be provided homeowners that used their products between 2014 and now. The new document with corrections will be up-loaded to the HOA web site.

The chairman's council to the wise: 1) If ordering paint from our approved vendors, ask for our discounts. 2) When planning to repaint your home consider asking you neighbors if they would like to use the same painter at the same time to paint all properties and provide a discount. More homes steeper discount. 3) When leaving for the summer consult the Homeowners Handbook for tips about maintaining your property in good condition and reducing your costs. 4) Let the HOA office know who is watching you property when you are away as an emergency contact.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson