

The Springs at Santa Rita Home Owners Association

Architectural Review Committee

Report 8/7/2018 for April, May, June, July, August

**The Architectural Review Compliance Agent (CA)** will be conducting the semi-annual home and yard inspections on September 10th.

The CA conducted a community conditional walk-around at the beginning of each of the months listed above checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

<b>Category</b>		<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>
Request	New	1	5	1	2	0
	Completed	6	4	2	2	1
	In progress	9	6	11	7	6
Compliance	Parking violations	2	0	1	1	1 (all resolved)
	Yards in violation - open	45	45	5	3	5
	Yards completed	0	1	all but 2	2	0
	Paint & stain completed	0	18	9	36	8
	Paint & stain in progress	21	118	101	68	55
Past Enforcement	Completed	2	1	0	1*	0
	Fines imposed	2	1	1	0	1**

New letters of noncompliance sent for annual walk-around/inspection 3/21 & 3/22

Yard maintenance	45
Paint & staining	134

\*Homeowner had help from Habitat for Humanity to bring home in compliance. Will request the Board to forgive and not collect the last two fines applied for these violations.

\*\* Persistent garbage can violations – being fined \$5/day –with 6 days of noncompliance in July.

**Committee and other actions:** Looking into inappropriate behavior of one of our homeowners with help from the Chair person and in consultation with our attorney.

**Chairman comments:** The compliance Agent has resolved several other issues without the necessity to report or log them on record. This is good and shows the willingness of our community to be the best.

Scrutiny of the numbers above will show some discrepancies. We are reviewing the records and may need to make a few adjustments.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson