

Architectural Review Committee

Report 2/13/2018

The Architectural Review Compliance Agent (CA), along with the out-going CA, as part of her training, conducted a community conditional walk-around on 2/7/18 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- There were 3 new requests for property work, 2 others completed and 9 additional requests outstanding; some which may have been completed but not reported.
- There were “0” parking violations.
- Again, there were “0” yard issues currently needing remediation.
- There were 2 completed paint & stain violation, 4 corrections are past due, and 36 are due in May of 2018. One past due issues begun receiving a fine of \$100/month that began 12/15/17 with the first invoice sent on 2/25/18 and will continue in enforcement until brought into compliance. The other three past due issues will receive an “Intention to Fine” letter to be sent out tomorrow.

Committee and other actions:

- **Compliance Agent Replacement:** The new compliance agent Stephanie Walter was hired and begun training.
- **The fine, fee, penalty, late charge schedule** will be presented to the BOD at this meeting under new business
- **Ongoing Review** of a request to use semi-gloss paint for painting garage doors, which last longer. Semi-gloss paints are not acceptable for use on stucco surfaces, since they need to breathe.
- **Annual home & yard inspection** will be in March – dates as of yet TBA.
- **New homeowner orientation workshop** organized by Nancy Kelly was a success.
- **Confirmed** True Value has our paint code in their computer (If you have problems talk to Tony or Sal).
- **Remediated** a trailer parking and noise issue with personal conversation
- **Replacement for outgoing committee member Mike Kerns**, who served magnificently, will be presented to the BOD at this meeting under new business

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson