

Architectural Review Committee

Report 3/20/2018

The Architectural Review Compliance Agent (CA) will be conducting the annual home and yard inspections on Wednesday and Thursday March 21 & 22. The CA conducted a community conditional walk-around on 3/9/18 checking on open ARC requests, parking, yard, painting, and staining compliance issues and found:

- There were 6 new requests for property work, 1 prior request was completed and 11 requests remain in que; some may have been completed but the owners have not reported back.
- There were 3 parking violation notices issued, with **all resolved** at this writing.
- There was 1 yard issues currently needing remediation – bird feeder with evidence of packrats in backyard.
- There were 4 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 3/1/18 and will continue in enforcement until brought into compliance. The other three past due issues will receive a \$100/month fine letters sent out on 2/19/18. *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:

At the 2/28/18 meeting, the ARC determined:

- that homeowners could repair parapets with metal, fiberglass, or stucco, as long as the results is undetectable from the original product,
- we are still evaluating the flat, semi-gloss for garage doors issue; but acknowledge semi-gloss pain must not be used on a stucco surface,
- the obvious violation, six foot eye level observation, or neighbors complaint standard(s) will continue to be what we use in issuing non-compliance notification(s) in all but the annual and semiannual inspections,
- the light bulb committee will inform us when a non-compliance notice is required for address lights that are not going off during the day and homeowner fails after notice to correct,
- our committee will work with other HOA committees to gain compliance of community documents and standards without issuing non-compliance notice(s),
- committee members and compliance agent are encouraged to develop articles for the chat. For this next month, Why your house may attract scrutiny for compliance or “Why’s everybody always picking on me” - Charlie B.
- violations that were discussed will be addressed during the yearly inspection,
- good communication between neighbors and committee member is encouraged, and
- all house walls and fence walls facing the outside of the property must comply with our standards (garden walls facing the owners property may be exempt, especially if not easily observable).

The Fee, Fine, and Penalty schedule has been returned from the attorney and will be discussed and hopefully adopted under old business, at today’s BOD meeting. It is attached to this report by reference.

Chairman counsel to the wise: other items that might subject your home to greater scrutiny of the CA or neighbors in addition to those that will be listed in the next **Chat**; 1) adjoining houses that are painted at different times, 2) a crack next to the seam of adjoining homes, 3) house decorations with discoloration of the paint behind and below, & 4) Window screens that are discolored or of the wrong color.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson