

Architectural Review Committee

Report 9/25/2018

The CA conducted a community conditional walk-around on September 5th for open ARC requests, parking, yard, painting, and staining compliance issues and found:

- Three next ARC request with one already complete
- There are now nine request outstanding. Some may have been completed but not reported as such.
- One parking violation is being investigated for parking on the side walk. The owner claims not to have been in The Springs for months.
- There is still one yard fine issue currently in progress with two additional issues set for fine/self -help letters within 30 day. (One issue just needed a little personal attention and prodding on our part to have the work completed)
- Eleven painting and stain issues are complete with 44 remaining open

The Architectural Review Compliance Agent (CA) conducted the semi-annual home and yard inspections on September 20th.

There were 41 new Yard issues

There were 31 new Home issues of which 28 dealt with screen doors that were out of compliance due to color – many faded

Committee and other actions: One homeowner had help from Habitat for Humanity to bring home in compliance. We are forgiving the fines from the time we became aware of Habitats involvement until final completion of required corrections.

Both our committee is looking into inappropriate behavior of the homeowner listed above with help from the Chairperson who has been in consultation with our attorney. This is a separate issue from compliance of any property up-keep violations.

Chairman comments: The Compliance Agent and ARC continue to resolve issues without the necessity to report or log them on record. Some examples include: informing in person parking violators, required yard clean-up, requirement to file application for improvements, and painting issues. This is good and shows the willingness of our community to be the best.

It is desirable for a homeowner to ask the Compliance Agent or member of the ARC if any changes to the exterior of the house or property are planned **and** submit a request of the changes in advance.

Respectfully submitted;

Theodore R. Boyett, Jr.,

Architectural Review Committee Chairperson