

**The Springs at Santa Rita Homeowners Association:
Architectural Review Committee Report to the Board of Directors
March 14, 2023**

The Compliance Agent delivered her report to the ARC Chairman on March 9, 2023.

Special Notice about Address Light Bulbs: “If your address light shines during the day because your sensor is not functioning, the bulb will be replaced with a Dusk to Dawn bulb when it burns out.” - Patsy Sills, Light Bulb Committee Chairperson.

Architectural Requests: 3 new approved with 2 requests carried over from last year. One request went to the committee and is being denied.

Parking violations: None reported. Extended on-street parking seems to be a concern on certain streets.

The semi-annual Yard, Painting, Staining & other Maintenance inspections have begun! If your property is found in violation, you will receive a notice shortly with a required compliance date before a fine will be levied and other allowed measures taken to bring the violation into compliance. All violations will fall under the new notification and fine policy discussed at last month’s meeting.

Yard and Weed Violations: The outstanding issue has been resolved by the Grounds Crew on March 3, 2023, utilizing the self-help provision in the CC&R’s. The Homeowner will be charged a fine of \$100 for the violation and plus \$50 (2 man hrs. at \$25/man hr.) for the self help from the HOA for a total of \$150.

Painting, Staining & other Maintenance issues: There are 14 past due violations that have received a fine notice for the violations. Another 277 remediation were due this year. 182 of those are due this month (March 2023); the remaining 95 are due by September 2023. These violations are to be resolved under the previous compliance deadline guidelines.

Outside light issues: Please be considerate of your neighbors and follow the outside light guidelines. Lights are to be shielded (cannot be bare bulbs) and of wattage (lumens) that does not interfere with the “Dark Skies” regulations. Unless a special occasion; please, turn off outside lights at a reasonable hour each night.

Respectfully submitted,
Ted Boyett, Chairman, Architectural Review Committee