

ARC Report – May 2026

Of the 88 notices reported from the last inspection, 23 were for a mineral streak. We don't send notices for bird poop or dirt on the walls and mineral streaks are essentially the same condition. We want to send the homeowner instructions on how to clean them off as a hint but not consider it a violation notice. An additional 5 notices were for wood condition. When we see potential rot we send the homeowner a notice. There is no restriction against rot but they are included in the count. Adding these 28 notices in the count adds administrative work while adding no value. It also gives a negative perception of the homeowner's commitment to property maintenance. We will be implementing changes to eliminate these notifications. We have received a much higher than normal completion rate for the first month since the inspection. Several completions likely resulted from the article about how to remove mineral streaks

We have received several positive comments about the new handbook.

The ARC team will be taking the summer off but will continue responding to architectural change requests and homeowner complaints.