

ARC Committee – 2016 Annual Meeting Report

ARCHITECTURAL REVIEW COMMITTEE

Sheila Coxon – Chair

Karen Stephenson

Bob Lackey (new)

David Stewart

Richard Lund

Jim Palermo (advisor)

Jane Fleischbein 2016

Article 7 of our CC&R's tasks the Committee with maintaining our community standards, property enhancements, and the character of our neighborhood. We do this by assisting owners through the process as they seek to improve the outside of their property. In essence, Architectural Review Committee protects owners' property rights.

- I. **Appreciation ARC Committee Members – recognize;** new member Bob Lackey. Appreciation to Jane Fleischbein who passed away this year. We will miss her.
- II. **Appreciation to Committees** with whom with worked this year – Landscaping (demonstration project); Tree (removal and replacement); Garden (bird houses – several ARC members helped construct the houses); Pond (removal and replacement of several trees, including one in the easement (reciprocal agreement SVOA and certain Pond residents regarding strip of land facing the pond in their back yards)
- III. **Appreciation to Lodge and Assisted Living** for complying with our requirements and working with us regarding their issues
- IV. **Projects 2016 – 53** (9 fewer than 2015); some simple as paint home same color; others complex as redo of front

landscaping. **Follow principle** – trust but verify. See me snapping pictures of your proposed project area.

V. **Goal** – each ARC project complies with the CCR’s/ARC guidelines; owner is pleased with the outcome, and so is his/her neighbor.

VI. **How do we achieve our Goal?** By ensuring we all comply with our governing document requirements regarding architectural improvements/changes.

ARC requirements –

Article 7, CCR’s, 7.1 Architectural Review. No Improvement (including fencing) shall be commenced, erected, placed or altered on any Lot, except Lots owned by Declarant, until the construction plans and specifications showing the nature, shape, heights, materials, colors and proposed location of the Improvement have been submitted to and approved in writing by the Architectural Review Committee. It is the intent and purpose of this Declaration to assure quality of workmanship and materials and to assure harmony of external design with the existing improvements and as to location with respect to topography and finished grade elevations. The procedure and specific requirements for review and approval of residential construction may be set forth in Design Guidelines adopted from time to time by the Architectural Review Committee. The Committee may charge a reasonable fee to cover the cost of processing the application. In all cases in which the Architectural Review Committee consent is required by this Declaration, the provisions of this Article shall apply.

Drawings and Specifications ARC Guidelines, p. 9

For all additions and modifications to any structure, or extensive landscaping, and hardscaping construction, the work shall be based on plans and drawings to scale and specifications. Drawings shall be included with the application. The plot plan shall show contours, natural features, setbacks, drainage, driveway, and structure location.

Change Request Form, p.5 (Location – Clubhouse, Library area and on SVOA website under ARC Committee.

- 1) Include site plans and elevation drawings prepared to scale if necessary to accurately represent the intended work.

- 2) Details such as exterior finish materials, specification of doors and/or windows, exterior colors, diagrams, photos, etc. must be provided.
- 3) Describe or sketch any landscaping or hardscaping to be done with enough information to understand the request.

VII. Lessons learned – working with owners on their projects always results in lessons learned. We will be revising our guidelines to reflect these changes, including:

- **Tree removal in front and side yards** – stump removal (grind or remove) below sight level
- **Siding preparation for painting** – to prevent peeling, discoloration bleed through and mold, wood siding preparation must include priming the wood siding with an oil-based primer. After the priming, apply 2 coats of satin finish paint.

VIII. New Project – SVOA City sidewalk evaluation, documents, notify City to repair. At Kurt’s request, the ARC reviewed our City sidewalks this spring. Documented those in need to repair and notified the City Public Works, who came out, evaluated them, and conducted repairs. For 2 locations, we requested more than grinding because in our opinion the danger of tripping still existed. They revisited the 2 sites; agreed; and replaced the areas.

ARC members have again reviewed SVOA’s City sidewalks, noted additional areas in need of repair, which we will be bringing to the City’s attention.