

ARC Committee – 2017 Annual Meeting Report

ARCHITECTURAL REVIEW COMMITTEE

Sheila Coxon – Chair

Karen Stephenson

Bob Lackey

David Stewart

Richard Lund

Jim Palermo (advisor)

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 to Committees** with whom with worked this year – Landscaping (demonstration project); Tree (removal and replacement); Pond (North pond improvement)
- II. **Appreciation to Lodge and Assisted Living** for complying with our requirements and working with us regarding their issues
- III. **Appreciation to Bernie Parsons, Board Secretary** for including ARC articles and a banner to remind owners of our ARC requirements.
- IV. **Appreciation to Kurt and Beth Powell, Willamette Community Management** for their advice and assistance as we strive to fulfill our government documents' requirements.
- V. **Projects 2017** – 51 (2 fewer than 2016); 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.

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

VII. **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, left of front door, next to SVOA box and on our 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.

VIII. Lessons learned – working with owners on their projects always results in lessons learned. The ARC modified its standards to reflect in part these lessons learned. Changes are shown in red with right-hand slash marks in the margin. Revisions include:

- **Hand holds** on outside of home be either black or a color matching/coordinating with the surrounding home color
- **Front yard lawn dirt area measurement** to be from the front corners of a home to both side and front property line
- **Side yard grass** under landscape maintenance cannot be removed
- **Awning colors** to coordinate with SVOA ARC-approved palette colors
- **New section regarding trellises/arbors**

IX. Assisted Living Estoppel Certificate

In accordance with our CCRs, Article 7, Architectural Review Committee, Section 7.11 Estoppel Certificate, the ARC submitted its portion of the Certificate, Part II, regarding improvements to the lot, any non-complying improvements. The ARC provided in its part of the estoppel certificate several issues the ARC has had with the Assisted Living and may continue to pose a concern in the future or are current concerns. We listed a violation of CCR 6.9 Appearance, the Assisted Living outdoor storage unit without ARC approval; and some current

observations such as a semi-dead Birch tree on the East side; overgrown shrubs spilling onto the sidewalk; pines requiring pruning – these 3 items have or are currently being taken care of. Finally, the ARC observed the roof is showing age and needs to be inspected for its condition regarding repair and replacement. The Assisted Living responded by addressing the current ARC observations requiring attention with the exception of providing an ARC request detailing its repairs to its roof.