

## ARC REPORT FOR AUGUST 2018

### ARC Request Approvals:

#### Approvals:

- 4615 B – Jim & June Nielsen – install 1 or 2 small vents in roof above master bathroom to vent ceiling fans (will check on City permitting requirements) (see attached)
- 4615 B – Jim & June Nielsen – remove tree east side of home; cut stump below sight level (see attached)
- 4635 B – Jane Lackey – replace exterior lanterns for either side of garage entrance; paint to match black metal trim on door (see attached)
- 4555 H – Barbara & Leonard Weber – paint home same color as is (see attached)
- Loge – NIC 12 Stoneybrook Lodge Owner LLC (Trista Rinker General Manager) – remove & stump grind below sight level certain trees and replace some (see attached)
- 4896 H – Gail & Larry Bolster – in rear yard remove water feature (see attached)

#### Completions:

- 4716 H – Leta Barkley – remove front tree; grind stump below sight level
- 4726 B – Cindy Taylor (Trustee for Geneva Yates) and Clark & Cindy Williams (occupants) – front landscaping
- 4838 H – Cordelia Kearnl – paint exterior of home per attached swatches

#### Other Issues:

Weed Abatement. Third request to the City Fire Marshal resulted in the RS 12 finally being cut. The Fire Marshal provided their process and timeline as follows:

Jeff Prechel, Division Chief, Fire Marshal - Our weed abatement ordinance has very defined timelines within the Corvallis Municipal Code, and CFD is not at liberty to modify those timelines. It could take 100-days, or more, for the process to be completed. Your continued patience is appreciated.

Your complaint was received on May 31, and the first Notice of Violation was mailed on June 1<sup>st</sup>. The 3<sup>rd</sup> Notice of Violation was due to be mailed today, and the follow-up inspection for that notice is scheduled for August 2<sup>nd</sup>. If the property owner does not mitigate the hazard, a civil penalty could be issued in addition to CFD hiring a commercial contractor to complete the work. The process could take a 3 to 4 more weeks to conclude.

- ARC Review of Common Area Demonstration Project: At its July Board meeting, the Board determined the Demonstration Project behind the Clubhouse was complete and ready for ARC completion review.

The ARC approved the then Landscape Committee's request to remove certain trees and plant other trees. Further changes (added bushes, pebbled trench, plants) were not submitted through the ARC despite ARC request for the Landscape Committee to amend its original ARC request with the changes. Notwithstanding the fact that the Demonstration Project with all its changes was not submitted through the ARC, the ARC reviewed the entire project as if all the changes had been submitted, reviewed for compliance with SVOA standards – "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." (CC&R 7.1 Architectural Review)

Furthermore, ARC Procedures, Standards, and Guidance p. 14 states: “Lots shall be maintained consistent with design standards. Landscaping shall be maintained in a neat and orderly condition. Weeds, diseased or dead shrubs and trees shall be promptly removed. Lawns shall be watered, mowed, and fertilized as needed. Shrubs and trees shall be trimmed periodically. Maintenance of single-family front yards and street-side corner yards is the responsibility of the Association. Accordingly, side yard grass to the sidewalk in corner yards shall not be removed (in accordance with CCR Article 6, Restrictions on Use, 6.15 Landscape).”

Accordingly, regarding the ARC process for review of common or individual-own property landscape projects: all landscape modifications of SVOA will be treated the same and require (before starting) appropriate formal, independent ARC review of all proposals, regardless of whether they are on common property or individually-owned property.

ARC has reviewed the documentation of the SVOA Demonstration Project and the “completed” project and determined to accept “AS IS” the project as meeting ARC requirements with the following recommended changes: In accordance with the above-cited CC&R and ARC PSG, the ARC recommends the Board direct its landscape contractor to remove existing weeds and diseased and/or dying plants and prune the shrubs/trees.

This “demo project” now ceases to be a demonstration project and becomes incorporated into SVOA’s Common Property and maintained by the Board-authorized entity, currently, the Board-hired landscape contractor. If, in the future, the Board decides to modify this “demo project” or any other area of the Common Property, the ARC requests that the Board submit to the ARC a detailed formal request prepared in accordance with ARC Procedures, Standards, and Guidelines. Such requests will undergo the normal comprehensive review to assure (1) quality of workmanship and materials, (2) harmony with existing landscaping and improvements, and (3) no disruption to ground and surface water flow or other irrigation matters.

One more observation. When SVOA Common Property was landscaped, decisions were made for reasons of cost control as well as aesthetics to focus on trees and bushes, not perennials. Currently the “Demo Project” has a number of perennials which by their nature are labor-intensive and therefore costlier to maintain than bushes or shrubs. The ARC recommends the Board reviews the “Demo Project” with the goal of converting it to the easier to maintain, and thereby less costly rest of SVOA Common Property.

Next ARC Meeting: Monday, August 27, 2018 12:30 PM, Clubhouse, small meeting room.