

ARC REPORT AUGUST 3, 2015

ARC Request Approvals:

Completions:

- 4657 H = Jane Fleischbein and Danny Kugler – 2 projects: (1) painted home; (2) replaced gutters
- 4632 B = Tony & Sandi Olsen – 2 privacy screens on either side of home and a bit of landscaping in the front
- 5010 H = Joe & Jean Ira -- front door (orange) and cedar fences on back sides
- 4643 H = Judy & Denny Harjehausen -- landscaping and fencing
- 4998 H = Steve & Jan Napack -- partial enclosure for yard debris container in side yard next to back fence
- 5027 H = Hugh Moore & Marj Cannon – redesign/install backyard landscaping including 3 privacy screens
- 4677 H = Larry & Becky Plum – 2 projects: (1) installed gate in backyard fence; (2) move existing gate east side of home

New:

- 4635 B = Jane Lackey – enlarge patio on dining side using same materials as existing

Other:

- ARC investigated resident request regarding weeds and overgrowth along the sides and backyard at 4910H. City weed abatement restrictions apply as well as CCR and ARC requirements. Upon contact, owner removed weeds and overgrowth. One issue remains: a large backyard tree's invasive roots have damaged the SVOA fence. SVOA Fence Resolution adopted 8-14-13 requires as follows pertaining to this issue:

“The white vinyl fences along 45th and 49th (Affecting lots 4849, 52-58, 64 -67 in Phase III, and Lots 1-14 in Phase III and Lots 1-9 in Phase I) have joint ownership between SVOA and each respective owner, and there is joint responsibility for maintenance, repair, and replacement as described in the paragraph below .

SVOA will be responsible to wash and prune plant material off the common area side of the fence on a periodic basis and will be responsible for damage to the fence resulting from their plant materials or actions. Each respective owner will be responsible to wash and prune plant material off the owner side of the fence on a periodic basis and will be responsible for damage to the fence resulting from their plant materials or actions. All other maintenance, repair, or replacement shall be split equally between the respective owners and SVOA based on the linear feet of the fence adjacent to each party and shall be performed by a contractor chosen by SVOA.”

Accordingly, the ARC recommends the Board contact the owner to remove the tree from further damaging the fence and repair the damage caused to the fence by its tree.

- ARC received a request from the Community Garden Committee to look at the pressure-treated boards bordering the paths at our garden especially at the north end along the herb bank to determine repair or replacement. In addition, the caps on the garden sign need to be painted. The Fixit group agreed to paint the caps on the sign. However, the ARC felt after reviewing the boards that this project should be contracted and provided the Committee with an estimate for replacing all pressure-treated wood, adding rebar metal stakes to augment existing states, labor hours, and disposal cost to use in seeking contractor bid(s) and submitting their estimate to the Board.

Next ARC Meeting Monday August 31, 2015, 1PM, Clubhouse