

ARC REPORT JULY 6, 2015

ARC Request Approvals:

Completions:

- 4505 H Gary & Mary Barnard – change garage light fixtures
- 4766 B Robert Laport – paint garage door
- 4698 B Richard Lund – brick around raised sprinkler head in front

New:

- 4682 B Pauline Peterson – paint home
- 2340 P Karen Stephenson – install tie-back patio drapes during summer

Other:

Tree removal – grind stumps visible to residents below sight level and cover with sod or seed. In addressing a resident's concern regarding tree removal in the common area, the issue arose regarding the growing population of stumps that are visible – around the Clubhouse, near the Lodge, along Birdsong, etc. The ARC discussed this issue at its July 2015 meeting and agreed stumps in the common area that are visible to residents are not in conformance with the CCR requirements for SVOA standard's appearance. In addition to appearance, an ARC member noted that leaving stumps can create a "nursery for termites" eager to settle down perhaps into your home which could require fumigation to remove the infestation. The ARC passed along our discussion to the Landscape Committee.

ARC requests to remove a tree in the front or side yard require the stump to be removed below sight level and covered (sod, other plantings, etc.). The ARC's basis for approval is premised on maintaining the standards of SVOA as to quality, workmanship, compatibility with the exterior design of existing structures and landscaping and the Village over-all plan.

Questions arose regarding does the ARC standards specify removal of visible stumps. ARC response is that no item listed in the ARC's current 20-page standard has all the details. It is our process of review, discussion with owners as required, approval, and follow-up at completion that provides the details specific to each application to ensure the project adheres to the CCR requirements. To permit stumps on our front and side yards would diminish the quality of our landscape.

The ARC therefore recommends the Board have ground to below sight level those stumps on common areas that are visible to residents and covered with sod/seeded.

Next ARC Meeting Monday August 3, 2015, 1PM, Clubhouse