

ACC Report—12-13-07 Board Meeting

- A. Architectural Control Committee (ACC) project requests:
1. S. Quay Ct. – Approved reroofing the house with Gerard Canyon Shake contingent upon receiving a copy of the building permit. The ACC did receive the permit, project approved.
 2. W. Chestnut Dr. – Request to reroof the house with ProShakePlus, Madera color. The roofing material and the project were approved.
 3. S. Yukon Way – The north facing part of the roof was replaced with DaVinci Shake. Project approved.
 4. S. Teller Way – Approved request to build an 8' X 8' shed contingent upon receiving a copy of the building permit. The ACC did receive the permit, project approved.
- B. Previous covenant violations continuing to be worked:
1. S. Pierce Way – Dead trees in backyard. Homeowner says they have a contract to remove the dead trees in December. Continue to monitor.
 2. W. Elmhurst Dr. – Yard not maintained, needs mowing. Unable to contact homeowner. ACC contacted the mortgage company but could not get any information. Continue to monitor.
 3. S. Upham St. – House is in foreclosure and the yard is in poor condition. The house was closed on by Jefferson County as a public trustee on 9-07-07. Continue to monitor.
 4. W. Chestnut Dr. – An unapproved non-compliant asphalt roof was installed. ACC approved Monier Lifetile Shake roof at the September meeting. This roofing material did not pass engineering specifications for weight load. The project to replace the asphalt roof with ProShakePlus, Madera color was approved. Violation is still open. Waiting for the roof installation to be completed.
 5. W. Morraine Dr. – Weeds in front yard, dead tree in backyard, pickup and boat in backyard visible over the neighbor's fence. The homeowner has been working on the problems, some of the dead trees have been cut down and the yard is in better shape. Continue to monitor.
 6. S. Webster Way – Trailer parked on street or in the driveway. A phone call was made and a friendly letter was sent 10-06-07. The trailer was gone for a while but now it comes and goes. A second phone call was made. The trailer was not there at the end of November and the beginning of December. Violation closed.
 7. W. Ken Caryl Pl. – Dead trees in backyard. A violation letter was sent and most of the dead trees were cut down. One large tree that appears to be dead on the top is still in the yard. A second letter has been sent. The Board will wait until this spring before taking further action.
 8. W. Morraine Dr. – A trailer had been parked on the street and in the yard on the side of the house. A phone call was made and a friendly letter was sent. The trailer was gone but then it was back. A second phone call was made and the trailer has now been gone for quite a while. Violation closed.
 9. W. Fairview Dr. – Fence on south side of the house needed repair. The ACC contacted the homeowner and the fence was repaired. Violation closed.
 10. S. Quay Ct. – Yard needs some work. The ACC talked to the homeowner and he is in the process of completing the landscaping project. The Board will wait until this spring before taking further action.
 11. S. Pierce Way – A pile of dirt was in the driveway, possible dead trees in the yard. The ACC talked to the homeowner and the dirt was removed. The homeowner informed the ACC that there are no dead trees. Violation closed.

12. S. Pierce Way – Two homes have fences that are above the six-foot limit. One home was issued a permit by Jefferson County for the fence. No action will be taken by the county. The other home will be issued a violation notice by Jefferson County. The ACC will continue to monitor.
 13. S. Pierce Way – Homes that back up to S. Pierce Street have perimeter fences that need repair. Before contacting the homeowners the HOA needs to be sure they are responsible for maintaining the fences and not the county. That is still in progress.
- C. New covenant violations:
1. S. Pierce Way – The ACC was notified that some dead trees may be in the yard of this house. The Board will wait until this spring before taking any action on this issue.
- D. Recreational Vehicles/Screening – Several members of the ACC met with the HOA's attorney to discuss recreational vehicle screening options. An executive meeting of Board members was held near the end of November to discuss the options the Board might take. When approved, a letter outlining the plans will be sent to all 760 homeowners.
- E. The ACC would like to advise residents that have concerns about covenant violations to try contacting their neighbors prior to referring the possible violation to the ACC.

This ACC report is current as of 12-17-07. Any work towards correction by the homeowners after that date will be reflected in the next report.