

# COMMITTEE ANNUAL REPORT

October 30, 2022

## **Section I. COMMITTEE MEMBERS AND STATUS OF TERMS. Name**

<b><u>Date appointed</u></b>	<b><u>End of Term if Fully Extended</u></b>	
John Dilworth, Chair	1/27/18	1/27/24
Susan Holt	3/7/20	3/7/26
Kevin Middleton	2/23/22	2/23/28
Gary Murray (Alternate)	4/20/22	4/20/28
Beth Gismondi (Alternate )	5/25/22	5/25/28

## **Section II. SUMMARY OF MAJOR ACTIVITIES DURING REPORTING PERIOD.**

1. Review of Resolution M-01 as it relates to HB-615.
2. Amended the tree removal request process to assure homeowner involvement and approval.
3. Steps continue to be taken to make residents aware of the existence of Deed Restrictions and Guidelines through publication of their content relating to current issues that come before ARC in newsletters, Committee Agendas, activity and non-compliance actions posted on the OPA web page and other Community notices.
4. Began reviewing the Architectural Guidelines for clarification, which is continuing. Committee expects to bring a final version to the Board for their review early next year.
5. Continuing to look into fines and related procedures, including an appeal process, as required by the Declarations of Restrictions in Sections 12, 15B, 16, 17, 18C, 18E, 18F, 18G, 18S, 19 and 20.
6. Of 22 Variance applications – 15 were Approved, 7 were Denied; Issued 345 Violation notices - Approved 18 Violations to be sent a final letter that was forwarded to General Manager for action; All properties in legal as of 9/30/22 have had voting rights and use of amenities suspended; Issued 368 permits. (This is in addition to the 496 requests for tree removal handled by CPI).

## **Section III. PROBLEMS ENCOUNTERED AND ASSISTANCE REQUIRED.**

1. In working with the current Guidelines, last revised in March 2020, problems have surfaced with practical application relating to wording and definitions.
2. Too many property owners coming before ARC claim to have little to no previous knowledge of either the DR's or the Guidelines, particularly if their appearance is due to a Violation Notice.
3. Considering initiating Contractor Registration for authorization to work within O.P.

## **Section IV. REQUEST FOR ITEMS TO BE CONSIDERED FOR INCLUSION IN THE NEXT OPA BUDGET. CHAIRPERSONS SHOULD CONSIDER IMPACTS ON THEIR COMMITTEES RELATING TO THE OPA COMPREHENSIVE PLAN.**

1. Initiate a system establishing fines and appeals in Sections that currently allow and require them.
2. Establish a process for Contractor Registration, including a small fee, to assure that work is being performed by licensed contractors as required.

3. Elevate the permission for tree removal process to that of a formal permit, with a fee, to offset the cost of the effort required to issue and inspect.

**Section V. RECOMMENDATIONS FOR BOARD ACTION.**

1. Establish a fee to obtain tree removal permits.
2. Establish a process for Contractor Registration with a Fee to register.
3. The Board approve a system of fines for violations in sections that allow fines and a procedure for appeals of ARC decisions as required in the DR's.
4. Should the Board undertake the task of amending the Declarations of Restrictions, as part of that effort, consideration be given to establishing fines and an appeal process for all Sections.
5. Recommend looking at the possibility of providing on-site storage for oversize vehicles.

**Exhibit:**

Top 5 Variances, Violations and Permits by Reason and Section.

Variances - 22(70% Approved)

<u>Reason</u> -#Total, (#Approved, # Declined)	<u>Section</u>
1. Fences – 11 (7-4)	1. Section Ten - 6
2. Sheds – 8 (4-4)	2. Section Four - 4
3. Lot Coverage – 5 (5-0)	3. Section Six- 3
4. Over Height Home – 2 (1-1)	4. Sections Eleven, Three & Eleven - 2
5. Temporary Screening- 1 (0-1)	5. Sections One, Eight & Eighteen – 1

Violations – 345 (17 First Notice; 285 Resolved; 14 Unresolved; 18 in Legal; 11 Under Review)

<u>Reason</u>	<u>Section</u>
1. Grass - 122	1. Section Ten – 83
2. No Permit – 68	2. Section Six - 57
3. Maintenance - 26	3. Section Four - 25
4. Trash - 15	4. Section Nine - 24
5. RV Parking - 12	5. Section one – 20

Permits – 368

<u>Reason</u>	<u>Section</u>
1. General Alterations/Additions – 50	Section Four - 47
2. Sheds/Storage Units – 49	Section Ten & Fourteen - 41
3. Fences – 44	Sections Six - 32
4. General Alterations/Additions –79	Section One - 31
5. Dock/Lift – 51	Section Nine - 30