

# COMMITTEE ANNUAL REPORT

October 30, 2023

## **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	1/21/24
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. Submitted our draft revisions to Resolution M-01 as it relates to HB-615 to the Board to begin the review process for approval.
2. 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.
3. Completed our review of the Architectural Guidelines for clarification, which will be presented to the Board for a First Reading in January 2024
4. Contributed to a Motion to the Board to establish a system of fines, as required by the Declarations of Restrictions in Sections 12, 15B, 16, 17, 18C, 18E, 18F, 18G, 18S, 19 and 20, which was approved.
5. For most of 2023 ARC took an active role in assisting CPI with Violation management, including inspections to confirm status and efforts to encourage compliance. With the approval of Resolution M-01, This is no longer a function of ARC.

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

1. ARC will be presenting revised Architectural Guidelines to the Board for approval in January 2024.
2. There is still far too much misinformation circulating in the Community relating to what can be done on a homeowner's property and how to circumvent the processes in place. It needs to be clearly communicated that with the revised Resolution M-01 in effect, this could create a very costly situation for the homeowner, if they receive a Violation Notice.

## **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. Complete the establishment of a system of fines for the above referenced Sections that currently allow them.

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

1. Should the Board undertake the task of amending the Declarations of Restrictions, as part of that effort, consideration be given to establishing fines and for all Sections.
2. Recommend looking at the possibility of providing on-site storage for oversize

vehicles.

**Exhibit:**

Top 5 Variances and Permits by Reason and Section.

Variances - 37(51% Approved)

Reason-(#Total, (#Approved, # Declined)

Section

- |                               |                          |
|-------------------------------|--------------------------|
| 1. Fences – 14 (7-7)          | 1. Section Four - 3      |
| 2. Vehicle Storage – 10 (5-5) | 2. Section Nine - 4      |
| 3. BRL Adjustment – 8 (6-2)   | 3. Section Four- 4       |
| 4. Sheds – 4 (3-1)            | 4. Sections Ten -2       |
| 5. Lot Coverage- 1 (0-1)      | 5. Section Fifteen B - 1 |

Permits – 624

Reason

Section (All Permits)

- |                                |                         |
|--------------------------------|-------------------------|
| 1. Tree Removal – 174          | Section Ten - 80        |
| 2. Alterations/Additions – 104 | Section One - 71        |
| 3. Fences – 54                 | Sections Six & Nine- 55 |
| 4. Sheds/Storage Units - 48    | Section Four - 54       |
| 5. Docks/Lifts - 43            | Section Eleven - 41     |