

ARCHITECTURAL COMMITTEE REPORT, Dec 12, 2023

First, left-over problems:

Our idea to have a **Welcome Committee get in touch with new owners or renters BEFORE they run afoul of the Covenants** was a great one, and it may still work! Is the Committee being notified of changes in ownership or, in case of renters, by looking out for moving trucks? Solutions? **Who is on Welcome Committee** and what do they need to function?

If you have wondered what's going on with the house on 1736 Silverwood, TPAM is sending them a letter reminding them that **all modifications (landscaping, statuary, furniture, stuff, etc.) visible from the road have to be approved by the ACC as per our Covenants!**

A second concern is **the number of complaints I still receive about the look of the common areas**: fencing has been broken, weeds are lining the right-of-way as we drive in, vines are snaking around the entrance sign on Brookside. Where is our landscape company? The ACC deserves answers from the Board.

A third one is the apparent unwillingness of the Board to defend against willful violations. In the Spring the ACC was informed that the unlicensed Miata on Brookside would be sold and was awaiting transport out of the neighborhood. Guess what? I asked TPAM to issue a fine letter. The same goes for the boat that repeatedly shows up and stays parked for few days.

Now some Good stuff:

Owners are requesting permission before changing exteriors.

1718 Brookside got permission to shore up ground behind her house in a way that does not affect the pond, also removal of a dead bush and widening driveway to accommodate two cars.

1734 Brookside requested installation of a generator at side of home, shielded by a lattice fence.

Some reroofing requests did not require permission as the owner replaced with similar color and materials. Two Driveway replacements received approval.

We are on top of the single-family restrictions being violated by having 3 or more unrelated people rent a home here. One Property Company has been put on notice that they may incur fines if they don't comply.

A Silverwood Homeowner complained about stepping in dog poop. I think we fixed that owner's problem. **Our home, for many of us, is our biggest investment. On behalf of all of us, we need action! Everybody please help by reporting violations promptly and, most importantly, by insisting on compliance by our BOARD.**

Llona Geiger, ACC CHAIR, BFCA