

**CdC Architectural Control/Landscape Committee Meeting**  
**October 13, 2022 10:00am at the pool**

**PRESENT:** Tom Krebs, Randy Vogel, Marsha Cherry,

**CALL TO ORDER:** Chairperson Tom Krebs called meeting to order at 10:00 am

**HOMES SELLING:** One just sold and needed painting for inspection approval –new homeowner will comply to paint and is in the process.

**OVER SEEDING:** Krebs reported from the Scottsdale Ranch legal update meeting. Issue brought up concerning over seeding (winter lawns). Scottsdale Ranch does not have rules pertaining to over seeding.

Each individual HOA community have their own power to choose how they handle over seeding. The new House Bill supports the right of HOA to choose. Cherry mentioned a couple homes have no grass in the summer because of trees and now is a mud puddle during over seed. Vogel said the homes in question have tree issues concerning the summer Bermuda lawns. We could remove a tree for the sake of summer grass or possible convert to desert.

Vogel will speak to homeowners and work on a solution to present to committee at next meeting.

**ARTIFICIAL GRASS:** Request to install in the front yard. Community front yards are maintained by HOA, it would be difficult to allow artificial grass because of irrigation, utilities, cable lines that runs through yards. Who would be responsible to restore artificial lawns back to original installation specs? Artificial turf would need to be replaced every 7-10 years for ascetics. By law the HOA has been given the right to choose. Krebs mentioned we need to put together a policy regarding artificial grass. Vogel said he would work with landscape committee to put together a policy for the next meeting.

**NAILS OR INVASION OF BACKYARD WALL THAT HOMEOWNER HOUSE:** Homeowner putting nails in a wall that is another homeowner's house wall. CC&Rs state it is not to permit invasion of the structure by nails, screws, bolts, invasive plants or other means and such penetration of the wall is specifically prohibited

**OVER GROWN BACKYARDS:** A homeowner is requesting help with a neighbor whose backyard is overgrown and filled with trashed. Rats have been noticed and wondering if HOA can help with backyards. It was discussed, that we already have a policy in effect, in which we can pick oranges if homeowner is past the scheduled due date. Scottsdale Ranch says we can't look over a fence, but anything that is grown over the wall may be called into question. According to the CC&Rs it does state homeowner to keep lot free from rubbish, litter, and noxious weeds.....

Cherry suggests the first step should be for the homeowner to address the neighbor directly and present the concern.

If no response is given, the HOA will get involved with an official letter in which a homeowner will be given a set amount of time to remedy the issue. If not completed in timely fashion, ACC will instruct cleanup and a fine to cover the cost of clean-up will be levied.

Krebs will speak with the homeowner regarding addressing the neighbor.

**MEETING AJOURNED AT: 10:41 am**

**NEXT MEETING: Thursday December 8, 2022 3:00 pm at the pool**