

ACC Update – August 15, 2014

Dear Neighbors,

It has been several months since the ACC made its initial round of lot reviews. We thank those of you who have since made improvements to your homes and lots.

The ACC committee will begin conducting the next round of lot reviews starting Sept 12. Please review the initial letter that was sent to you as well as the ACC Design and Maintenance Standards. The ACC will be using the attached “Lot Review Checklist” so please conduct any necessary maintenance before Sept 12.

The design and maintenance standards can be found on the neighborhood web site [sentinelwyckford.com](http://sentinelwyckford.com).

Also, the ACC is updating the tree removal approval process in the Design and Maintenance Standards. We have had several instances of trees being removed without ACC approval and/or not being certain that approval was in fact needed. Since trees are an integral part of our neighborhood, and to avoid any confusion regarding tree removal, the updated policy requires prior notification to the ACC before removing any tree. The updated wording is below and is effective as of today August 15, 2014.

TREES -- Per Article VI Section 6.06 of the Covenants, no living or disease free tree having a diameter of six (6) or more inches (circumference of 19 inches or more) when measured from a point two (2) feet above the ground level shall be removed from any Lot without prior approval of the ACC. All other tree removal requires notification to the ACC, along with justification for such removal, prior to commencing tree removal. Tree stumps that can be viewed from the street or from neighboring property must be ground to below ground level. The ACC encourages the preservation and growth of trees and hardwood trees in particular. Dead or diseased trees shall be removed and replaced with a suitable hardwood tree, unless otherwise approved by the ACC using the Approval Process.

Further, the HOA Board has clarified the potential fines for unauthorized tree removal. Unauthorized tree removal may result in a fine up to \$500 per tree.

The HOA Board is meeting on Sept 8<sup>th</sup> and any questions or concerns may be brought to their attention at that time.

We thank you again for your cooperation in our mutual efforts to improve the appearance and condition of our neighborhood.

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