

CdC Architectural Control Committee Meeting

MINUTES: October 23, 2018

PRESENT: Barry Bader, Randy Vogel, Ken Huettl, Tom Hughes (ACC); David White, Barbara Gould (Landscape)

ALSO PRESENT: Frieda Vogel

Chairperson Bader called the meeting to order at 5 p.m.

The minutes of the April 30, 2018 meeting minutes were approved previously by email and posted to the CdC website.

LANDSCAPE COMMITTEE

Randy Vogel presented a detailed breakdown (attached) of services provided from May – October outside the usual landscape maintenance contract. They included:

- Resodding front lawn at 10084 Calle de Cielo in response to homeowner complaint
- Topping and thinning 11 Eucalyptus trees
- Sprinkler and drip line repairs
- Trimming, thinning and/or skinning 36 palm trees and 14 other trees
- Repairing storm damage to four trees and three limbs
- Responding to at least 40 home owner calls concerning lawns, irrigation leaks, storm damage vegetation. questions, etc.

Desert Villa is a few weeks behind with fall seeding due to recent rains and storm damage.

Vogel said the work performed is expected to be in line with the budget, although Desert Villa is behind in per item billing so not all invoices have been received. The committee thank Randy and Frieda Vogel for their work over the summer manning the hotline and responding to homeowner issues.

Bader asked whether asked for reconsideration of the current large tree replacement policy. Currently, large trees in front yards, i.e., on homeowners' property but maintained by CdC, are not replaced unless they are diseased or pose safety risks. If a tree or limb falls in a storm and causes damage to a home (or uproots a walkway or driveway), the cost must be borne by the homeowner. Vogel said he is unaware of any trees currently posing root problems and most of the concerns are with storm damage; a regular multi-year maintenance cycle will avoid most problems. Ken Huettl said offering to remove any tree a homeowner doesn't want could be very costly. Vogel said some HOAs will pay for the costs of storm damage up to a homeowner's

deductible. He also said that removing more pine trees. After discussion, Bader moved that CdC modify its Large Tree Replacement Policy:

Large Tree Replacement Policy

CdC reaffirms its policy that the HOA maintains front yards and common areas, and must approve any modifications to these areas, but individual homeowners are responsible for the costs of repairs or landscaping modifications beyond routine maintenance. CdC will proactively assess the condition of large trees and maintain them through a regular cycle of trimming, thinning and topping as recommended by its professional landscapers. CdC will replace at the HOA's costs trees that are diseased, pose safety risks, or cause serious landscape problems. CdC will investigate and work to resolve homeowners' complaints. If a tree on a front lawn or common area maintained by CdC causes damage in a storm, CdC will offer compensation to the homeowner up to the limit of the homeowner's insurance policy, or \$1,000, whichever is less. This policy shall not be retroactive to the date of its adoption by the Board.

After further discussion, the ACC approved the measure (for Board action) by a 4-0 vote.

Bader asked if CdC should be more proactive in xeriscaping front lawns where grass is hard to grow, especially summer. Vogel said the biggest problems are with grass under pine trees. Hughes said if resources are limited, priority should go to lawns on main roads that are seen by more people. Vogel said CdC should avoid a "Tucson-like" look of all xeriscaping and no grass.

Vogel moved that CdC should be more proactive in identifying areas especially under pine trees where grass does not thrive, and to add xeriscaping and as appropriate remove pine trees. The Board should budget for this expense in future years. The ACC approved the motion 4-0.

POLICY AND RULES DEVELOPMENT/REVISION

Bader reported many complaints over the summer about bulk trash and brush left on curbs for weeks. CdC is in Area 1; bulk trash and brush are collected by the city on a regular schedule. The City allow trash to be placed on the curb 9 days before the start of the collection week; SRCA only allows it to be put out on the Wednesday before the collection week. Bader asked if CdC should have more restrictive policy; the ACC unanimously agreed to allow SRCA policy and publicize it in the Community Bulletin. Also stress that all trash and refuse/recycling containers should be placed in the street and not block sidewalks.

Bader said in response to requests earlier in the year for better communications of CdC's common rules and policies, the ACC had prepared a Quick Reference Guide that will be issued by the Board shortly.

ARCHITECTURAL REQUESTS AND COMPLAINTS

Bader reported on a number of ACC architectural requests and compliance actions since the last meeting.

Address	Issue Type	Action Taken	Status
10096 San Salvador	Architectural application: Painting	Approved by SRCA and CdC	Completed.
10086 Calle de Cielo	Landscape application	Approved by SRCA and CdC. Install Phoenix pavers on driveway and walkway; all CdC guidelines met; Desert Villa contracted	Monitor compliance
10065 East Mission Lane	Architectural application: Tile roof	Approved by SRCA and CdC.	Completed.
10066 E San Salvador Dr	Repaint exterior, garage and front door	Approved by ACC Chairman May 24	Completed.
10067 E. Calle de Cielo Circle	Presale inspection	Approved by Ken Huettl for ACC 5-15	Completed.
10050 E San Salvador	Architectural application: Security door	Approved by Barry Bader for ACC July 5	Completed.
10084 Calle de Cielo	Violation of short-term rental rules on VRBO	Notice sent to owner; he changed listing to indicate minimum term of 30 days	Continue to monitor compliance.
10063 Calle de Cielo	Repaint front door	Approved by Barry Bader for ACC Sept. 20	Completed.
10094 E. San Salvador	Repaint house and front door	Approved by Barry Bader for ACC Oct. 12	Monitor compliance.
10094 E. San Salvador	Install pavers	Approved by Barry Bader for ACC Oct. 18	Monitor compliance.

Bader summarized several pending ACC actions, as follows, and the ACC discussed and acted unanimously to issue violation notices on two complaints, **in bold face below**, concerning 9240 North 100th⁺ Place (exterior paint condition) and 10068 San Salvador Drive (on-street parking):

10070 San Salvador	Architectural inspection and violation	Neighbor complained about improperly painted chimney cap, white overflow on parapet, and back door; loose wiring	Owner has left for summer; request to defer until he returns in fall; Bader agreed. Continue to monitor.
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9145 N. 101 st Way	Architectural inspection and violation	Second violation notice and fine policy sent May 21; wooden crate in front of front door; garage door constantly open and apparently broken; caulking visible, poorly applied and deteriorating around front door frame, window frames and ledge.	Owner has 21 days to respond. Fines to begin in June if no response Ms. Winski has responded and promised to have house repaired and back dues paid by Nov. 1; Bader authorized hold on further ACC fines until then. As of October 23, no communication with attorney; fines will renew in November.
10072 San Salvador	Complaint about tree in backyard causing damage to common wall	Bader sent letter to owner July 25. Owner promised to remedy in fall planting season with new tree.	Bader requested update from owner; owner is getting bids and promised repair soon. ACC will continue to monitor.
9240 N. 100th Pl	Architectural inspection and violation	Neighbor complained house paint is peeling and looks poor.	Bader inspected and found reasonable cause to require touchup or repainting. Bring to ACC meeting for decision. ACC reviewed photos and agree home should be repainted. Bader to issue notice or request SRCA inspection.
10068 San Salvador Drive	On Street Parking (Cars must be parked in garages and on driveways before street parking is used. Enforced with reason but repeated violations are not acceptable.)	ACC members reported multiple verbal complaints over the summer of cars parked on San Salvador, most often at 10068 which is a curve and makes driving hazardous.	ACC recommended issuing violation notice or referring to SRCA; Bader said he would first talk to owner and seek voluntary compliance.

OLD BUSINESS

Updating entrances to CdC and painting common walls is deferred until the Finance Committee and Board complete the capital reserve study. The Vogels and Huettls will work on recommending a color for painting common walls. Repainting of the common walls is expected to be done in 2019 if approved by the Board.

Bader said he will document the committee's discussion in April on garage door replacement, i.e., requests to replace a garage door arrive if approved by SRCA, will be reviewed case-by-case based on compatibility with CdC's current southwest architectural look and color palette.

HOMEOWNERS FORUM

None.

The meeting adjourned at 6:15 p.m.

Next meeting: Date to be announced