

ARCHITECTURAL COMMITTEE REPORT,
Annual Meeting, January 2024

It's been a busy year. We have a fully functioning ACC Committee and requests for sprucing up and repairs have been coming in steadily.

The problem: turn-over in the neighborhood. People are buying or renting property without an awareness that living here comes with obligations.

The Solution: was to have a Welcome Committee get in touch with new owners or renters BEFORE they run afoul of the Covenants by welcoming them with a short two-page description of the Covenants (which is ready to go) **Who can volunteer to head a Welcome Committee?**

The problem: As ACC Chair I don't get requests only about the look of individual homes but also many complaints 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 over the board walk and the entrance sign on Brookside. The front Island is less than welcoming, and much more.

The Solution: We have a landscape company. There must be a schedule of regular maintenance of the grounds, plus additional seasonal work as needed, agreed upon by the Board in a regular Meeting. Every home owner (and the ACC) deserves to know how we protect our common areas from neglect.

The problem: apparent unwillingness of the Board to defend against willful violations. Example: Last Spring, the ACC cited two owners of dead cars, one on Silverwood and one on Brookside. The Silverwood one was promptly removed, but the unlicensed Miata on Brookside is still parked here. I asked TPAM to issue a fine letter. The same goes for the boat that repeatedly shows up and stays parked for few weeks.

The solution: Our Attorney has worked hard to impress upon the Board that all Board members are legally bound to act according to State Law and our Bylaws. That means enforcing the Covenants consistently and promptly and to issue fines for non-compliance. However, that has not been happening in the last few years.

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 responsiveness and compliance by our BOARD.

Llona Geiger, ACC CHAIR, BFCA