

Blairstone Forest Community Association
2011 Annual Membership Meeting
Myers Park Community Meeting Room

February 24, 2011, 7:30 pm

Agenda

Introductions

- Sign-In
- New Board Member – Mark Okassako

1. **Presentation by Bill Faust – Tallahassee Police Department**
Call reports and potential threats. Progress of the BFCA Neighborhood Watch Program
2. **Presentation by Fred Breeze and David Copps – Apalachee Land Conservancy**
What does the ALC mean to BFCA?
3. **Presentation by Pam Sawyer – Master Gardener and Gardner for Maclay Gardens**
What are the best plants to grow in a Forest with lots of shade?
4. **Presentation by Joanie Trotman, Florida Association & Property Management, Inc.**
 - Annual Report
 - Questions & Answers
5. **Architectural Control Committee (Llona Geiger)**
 - 2010 Report (see attachment)
6. **Neighborhood Watch Committee Annual Report (Terra Sherlock)**
7. **BFCA Annual Reports**
 - 2010 accomplishments and initiatives taken by the BFCA BOD
 - 2011 plans, programs and meeting dates
 - New Treasurer – Cathy Wool

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8. Election of New Board Member

- One (1) declared candidate for the open board seat:

Declared Candidates:

Dave Manchir, BFCA Homeowner & resident

_____ annual meeting nominations (write-in)

9. Additional Member Comments & Concerns

- Addition of speed bumps in the neighborhood
- Removal of the Boardwalk

10. Adjournment of the meeting

2011 BFCA Board of Directors Meeting Schedule

(Meetings are held at the Jack McLean Community Center located at 700 Paul Russell Rd.)

- **April 14, 2011 (Election of new Board Officers)**
- **June 9, 2011**
- **August 18, 2011**
- **October 13, 2011**
- **December 8, 2011**

Thank you. We look forward to hearing from you via our website:
www.blairstoneforest.org

BLAIRSTONE FOREST COMMUNITY ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE REPORT

JANUARY 2011

Llona Geiger, Committee Chair

WHAT IS THE ACC?

Next to the Board, the ACC is the most challenging assignment in the Blairstone Forest Community Association. **Charged with seeing that the Restrictive Covenants of the Association are respected by all residents and charged with preserving the character of the neighborhood**, the committee members rarely win friends. Committee members have to deny requests for all kinds of things that are not in conformity with the Covenants. But by preserving our attractive community in its unique forest environment, we all win.

HOW DOES THE COMMITTEE DO ITS WORK?

Transparency, timeliness, and consistency are the three principles that govern the Committee's work. The homeowner makes a request on a form, specifying the work to be done. The form asks for details such as plans, measurements, paint samples, etc., so we can compare the finished job against the request. A special form is available for tree-related requests. Anyone with a request needs to download these forms or call me for a copy, fill it out, and return it to the ACC. While the Committee has 30 days to arrive at a decision, we usually can turn around work faster.

Most requests come directly to me as chair of ACC. That's for the convenience of the homeowner and of the committee members. I then assign the request to two committee members who will check out the request, look at the property independently, and sign off on the project. I try to rotate through the Committee so as not to overload one member; and I check for availability to speed up decision-making. Tree issues go out for consultation to someone who does forestry, not tree-cutting, for a living. The ACC works directly with an official from the Department of Agriculture.

If a project is denied, the committee members provide a reason for denial. All request forms, whether approved or not, are returned to the homeowner. A copy is kept on file so that any homeowner can see what got approved when and by whom.

That's the routine stuff. Other issues come up out of the blue: Violations being reported by neighbors, owners proceeding to "remodel" without reading the Covenants, or renters who don't know the rules.

WHAT GOT DONE LAST YEAR?

In 2010, your ACC fielded fourteen official, documented requests, some with multiple items. Then there were numerous e-mail requests. The official requests ranged from general sprucing-up (exterior painting with new colors, repainting, new roofing, walkway repair), to more substantial remodeling such as adding or expanding decks, steps and walkways, adding fencing, and major landscaping changes. Then there were homeowner requests for temporary parking of portable storage pods.

Once again, tree issues were front and center, with four separate requests dealing only with trees, some quite complicated. Just a reminder that tree issues are strongly protected in the Covenants and can generate heavy fines! Also, we dealt with noise, parking issues, trash can issues, animal problems and properties neglected through foreclosure or uncaring renters. We spoke to owners and wrote official letters to those who were in clear violation of the Covenants, asking them, with some success, to correct their situation. We wrote e-mails and fielded and made phone calls.

WHAT WOULD MAKE OUR JOB EASIER?

- **One recurring problem is ignorance about our Covenants.** New owners, realtors, renters, remodelers, or builders need quick, easy access to this document. The ACC once again strongly requests a change in the website: make this important document immediately obvious and accessible as soon as the page comes up.
- **One of the Request Forms is now much more accessible.** Thank you, thank you! Owners need clear, immediate access to the form for repairs, etc. However, the tree form is missing entirely.
- **We need enforcement mechanisms.** While most owners are interested in maintaining their properties and in correcting violations promptly, some are not. Let's find a way to develop an interest by both owners and renters.
- **We need more members of the ACC!** We have four hard-working members, but I would like to have a few more. I hope many of you will consider serving on the ACC. Please contact a Board member to express your interest.

If you have any questions about ACC, please call me. I prefer phone calls, but I can also do e-mail (LlonaG@aol.com).

Llona Geiger
1718 Silverwood (878-1685)