

**BLAIRSTONE FOREST COMMUNITY ASSOCIATION ARCHITECTURAL
CONTROL COMMITTEE REPORT
JANUARY 2019
Fernando Senra, Committee Chair**

WHAT IS THE ACC?

Next to the Board, the ACC is the most challenging assignment within our Blairstone Forest Community Association. **Charged with assuring the Restrictive Covenants of the Association are respected by all residents and charged with preserving the character of the neighborhood**, committee members review and approve (or deny) requests submitted by residents. This function helps retain property values and the unique forest environment we all enjoy.

HOW DOES THE COMMITTEE WORK?

Transparency, timeliness and consistency are the three principles that govern the Committee's work. The homeowner makes a request on a form or by directly emailing the ACC, specifying the work to be done. The request (via form or email) must include details such as plans, measurements, paint samples, etc., so we can compare the finished job against the request. While the Committee has 30 days to arrive at a decision, we usually can turn it around much 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 look at the request independently and sign off on the project. Rotating through the Committee assures that no single member is overloaded; and I check for availability first. **If a project is denied, the committee members provide a reason for denial.** A copy of the correspondence is kept in electronic files so that any homeowner can see what got approved when and by whom.

Trees. Tree removal requests should be made directly to the Board. The Board communicates all tree issues to someone who does forestry, not tree-cutting, for a living: We work directly with officials from the Department of Agriculture. If that official certifies in writing that the tree is dangerous (dead or badly diseased), then the homeowner can cut it. Following the number of hurricanes recently affecting our area, safety of the home is also a factor that will be considered.

WHAT GOT ACCOMPLISHED LAST YEAR?

Our biggest impact came from several initiatives:

- 1. We initiated the ACC email address**, where homeowners can easily submit requests (BlairstoneForestACC@gmail.com)

2. **We did walk-throughs**, to check on the entire neighborhood focusing on curbside appeal and garbage can location.
3. **Fielded 10 documented requests**, some with multiple items. All were generally related to sprucing-up properties (new front doors, repainting, fences, staining work, etc.)

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. And each of us needs to take responsibility. If you are renting or selling your home, please ensure renters, realtors or the new homeowners are aware that there are covenants and restrictions by which they will need to abide. Encourage them to visit the website, contact the Board or the ACC to gain access to the documents. Also, please ensure you are keeping your property and home's exterior in good shape. We affect each other's home value and we want to ensure we keep our neighborhood a favorable place to live that attracts new buyers who feel the same way.

We need more members of the ACC! We currently have five members, but if you are interested in joining us, please email BlairstoneForestACC@gmail.com.