

**BLAIRSTONE FOREST COMMUNITY ASSOCIATION ARCHITECTURAL  
CONTROL COMMITTEE REPORT  
JANUARY 2020  
Fern 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 maintained an electronic record of requests and approvals** by use of official email address ([BlairstoneForestACC@gmail.com](mailto:BlairstoneForestACC@gmail.com))

2. **We did walk-throughs**, to check on the entire neighborhood focusing on curbside appeal and garbage can location.
3. **Fielded requests from 17 homes in the neighborhood**, 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](mailto:BlairstoneForestACC@gmail.com).

## 2019 REQUESTS

- 1704 Silverwood: Request for redesign of existing front porch columns; Request was approved.
- 1684 Silverwood: Request for tree removal and roof shingle repair for insurance coverage purposes; Board is handling tree removal request and the ACC deemed that shingle repairs did not warrant a review as they will match existing channels.
- 1675 Silverwood: Request to put in a garbage can barrier/single panel fence; Request was approved.
- 1737 Brookside: Request to paint home; Request was approved.
- 1685 Silverwood Drive
  - Request to stain front porch and back deck; request was approved.
  - Request to add landscaping gravel in front; request was approved.
  - Request to add fence around back yard perimeter; initial submitted options were not approved. Homeowner will provide additional options at a later time.
  - Request to add shutters to front window: request was approved.
- 1741 Silverwood Drive: Request to paint exterior of home; request was approved.
- 1720 Silverwood Drive: Request to paint exterior of home; request was approved.
- 1669 Silverwood Drive: Request to add a corrugated metal roof over back deck; request was approved with the request that the final materials match the existing color scheme of the home.
- 1702 Silverwood: Request to paint home. Colors were submitted; Request was approved.
- 1683 Silverwood: Request to put in a picket fence along the backyard perimeter. Plans and sample fencing were submitted; Request was approved.
- 1738 Brookside: Request for storm shutters. Sample provided; Request was approved.
- 1721 Silverwood: Request to replace screen panels and porch roof replacement; Request was approved.
- 1675 Silverwood Drive: Request to build a 6 ft privacy fence along the back yard perimeter in addition to a wooden walkway and deck in the back yard; wooden walkway and deck were approved and a request to instead make the fence a 5 ft height was agreed upon by the homeowner.
- 1734 Brookside Blvd: Request to paint exterior of home, add decorative shutters to windows, and re-install front porch stairs in place of the current ramp; requests were approved.
- 1667 Silverwood: Request to paint exterior of home; request was approved.
- 1741 Nestlewood Lane: Request to paint front door and stain existing wooden walkway; requests were approved.
- 1734 Brookside Blvd: Request for backyard fence (sample photos provided); request was approved with direction for fence to extend from back corners of the home (not visible from the street).