

ACC REPORT JUNE 14, 2022

Most of the Committee's work is to provide information to

A. Sellers

Recent example: a seller wondered whether her prospective buyer could extend a fence into common property. (By-laws prohibit this)

B. New Owners

Recent example: A new owner who wanted to replace a roof and needed to know if she needed permission. (Only if there is a visible change of color or materials.)

C. And to Get Violations Corrected

I need your help! Our Attorney has made it clear that only timely, consistent, and documented enforcement protects BFCA's ability to demand such enforcement from every other owner, and to collect fines when there is no action after appropriate and timely warning. When a violation is reported, the owner needs to be notified first. That has to be documented. Then TPAM needs to send the appropriate letter which gives another two weeks before fines are assessed. This is the current policy. If the Board chooses to do something different, it needs to be clearly spelled out in a motion and be recorded in Minutes.

Lastly, what to do about owners who made exterior changes (for the worse) without approval? Advice please?

The following official requests were approved:

1727 Nestlewood: Reroofing, deck renovation.

1754 Harvest: back deck to be screened in.

1727 Brookside: installing a generator with appropriate screening (as for garbage cans).

1755 Brookside requests wooden privacy fencing in back. We suggested a slight modification to allow air and water flow and are awaiting ACC form to send out for review.