

ACC REPORT September 20, 2022

The ACC is the only Committee (besides Nominations) listed in the By-laws with specific detailed tasks:

“The ACC shall...be the arm of the Association which is hereby charged with the responsibility of maintaining the integrity, character and aesthetic nature of the project, the homes on individual lots, and making any and all decisions as to variances or violations of these covenants.”

Thank you, Board, for your commitment at the last meeting to our existing policy about Covenant violators. Example: The dead Mazda on Brookside was still parked there on August 22 after we were assured in April it would be moved immediately. TPAM was asked to send a final letter detailing fines for non-compliance. The car was finally gone as of a September 9.

Only **timely, consistent, and documented enforcement** protects BFCA's ability to demand adherence to Covenants from every owner, and to collect fines when owners don't act after appropriate warning.

Most of the Chair's work is on the phone or by email, providing information to current residents, as well as sellers and buyers, and sending out written requests to ACC Committee members for approval.

Since the last meeting we had three requests: two roofs and one screening-in of an open deck. The two roof requests turned out to be replacements only without change of color or materials. Therefore they did not require approval. But the ACC Committee would rather notify you that you are ok to proceed than to have to interfere with an unapproved project later!

Three approved requests from this Spring have not been acted on as of yet, perhaps because of the rainy season? Two are painting requests and one is a fence installation.