

ACC ANNUAL REPORT January, 2023

1. WHO ARE WE?

The Architectural Control Committee is charged in our By-laws with specific 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.”

When a house is sold, our Blairstone Forest Community Association documents become part of the sales contract. 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 a written notice.

2. HOW DO WE WORK

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. Every application, approved or denied, is kept on file for everyone to see.

In 2022 we had 16 written requests (most roofing jobs required no written authorization if color and material were essentially the same). They are mostly for painting, replacing walkways, landscaping, fencing, front yard changes, etc. (Oddly several painting requests approved in the Spring have not been acted on).

Several homeowners made external changes without seeking approval. None of the changes are so offensive as to invite action by the ACC.

Violations this year have mostly occurred with new owners. And as mentioned before, violations must be addressed for everyone equally, whether you are best friends or a pain in the butt, brand-new or a long-time resident.

3. HOW COULD WE DO BETTER?

Preventing unpleasantness around Covenants is easy if we reinstituted a Welcome Committee. Years ago members of the Welcome Committee would visit a new owner, fruit or cookies in hand, and introduce them to the neighborhood’s

rules, provide them with a written copy of the documents and phone numbers to call with questions, making sure new homeowners got off on the right foot.

I am asking the Board to please consider establishing and funding such a committee.