

## ARCHITECTURAL COMMITTEE REPORT, JULY 18, 2023

First, a couple of good things: **TPAM is sending letters to violators**; for instance, 8 neighbors got garbage violation letters, and one letter went to a rental agency. Several homeowners are making improvements in their backyard and requested permission. None was needed.

Alas, not much good news to report:

1. Our idea to have a **Welcome Committee get in touch with new owners or renters BEFORE they run afoul of the Covenants** was a great one, and it may still work! The problem is timeliness: Committee being notified of changes in ownership or, in case of renters, by looking out for moving trucks? Solutions?
2. **The single-family restrictions are being violated** by having 3 or more unrelated people rent a home here. One Property Company has been put on notice that they may incur fines if they don't comply.
3. A homeowner wanted to add to the house, thus changing the footprint with the extension of a porch by 7 feet. I went over, measured, marked, etc. Then she changed her mind and wanted a 9-foot extension, she was told to refile the request as **the ACC can't act on verbal changes, only written ones**.
4. A Silverwood **Homeowner complained about stepping in dog poop**. If a resident is not cleaning up after a dog we can fine its owner. BUT we have people from outside our Forest who come in to walk their dog. One non-resident was dropping cigarette ashes during our drought while walking his dog. Please, Board, put teeth into the no-trespassing order! Ideas?
5. Finally, perhaps most distressing, is **the number of complaints I have received about the look of the common areas**: fencing has been broken, weeds are coming up to fencing that's still intact, vines are dangling and catching on trucks, damaging tree limbs, weeds are sprouting through the pavement, and the island looks disheveled and derelict. Whatever happened to the flowers that would greet us as when we came into the neighborhood? Where is the landscape company?

**People turn to the ACC for help because the ACC is "charged with the responsibility of maintaining the integrity, character and aesthetic nature of the project"** (p.12 of Covenants)

Our home, for many of us, is our biggest investment. On behalf of all of us, we need answers and action! Please help!

Llona Geiger, ACC CHAIR, BFCA