

Dear

Next to the Board, I think the ACC is the most important committee for our neighborhood. And we always need more members of the Committee. Thank you for agreeing to serve.

Charged with seeing that the Covenants of the Association are respected by all who buy houses here, and charged with preserving the character of the neighborhood, the committee members rarely win friends when they have to deny requests for shed-erecting, boat-storing and other transgressions. But when people enjoy living here and property values rise because of the attractiveness of the neighborhood and its unique forest environment, we all win!

Transparency and Timeliness are the two principals that govern the Committees work. This is how our work gets done:

1. The homeowner makes a request on a form (available on the website), specifying the work to be done, i.e. driveway or landscape changes, house repainted, walk way installed or removed, etc. The form asks for details such as paint samples, so we can compare the finished job against the request, if necessary. Most requests come directly to me for the convenience of the homeowners and the ACC members.
2. Then I assign the request to two committee members who independently check out the request and sign the form. I try to rotate through the Committee so nobody is overloaded; I also check for availability to speed up decision-making. If a project is denied, the members provide a reason for denial, anchored by the Covenants. All requests, whether approved or not, are kept on file (at my house currently), so that any homeowner can see any time what got approved when and by whom.

That's the routine stuff. Other issues come up out of the blue: Violations being reported by neighbors, new people buying houses without reading the Covenants and proceeding to "remodel", renters unenlightened by their landlord.

Again, thank you for becoming a member of the Committee. And I promise you that it will not take more than an hour a month! Please call me. If I'm not in, please leave your number on my home phone (878-1685) and I will call you back.

Thanks!

Llona Geiger, ACC Chair
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