

From: Bonnie Weiser-Sneeringer [mailto:bws.cpa@verizon.net]
Sent: Tuesday, May 12, 2015 9:55 AM
To: Timothy M. Mulford
Subject: Architectural Changes

I must say that the board has had a very challenging task with putting out expanded architectural guidelines for the community and taking criticism of what you spent such a significant time putting together can be tough but I appreciate the ability to make comments and the Boards consideration of making changes to the new proposed architectural guidelines.

The changes are broad sweeping and here are my comments:

1. Moving away from grasscycling to bagging the grass is not a smart move, not just for the “greener” aspect of it but for two other reasons to consider. Many families, and the community, use a service to cut their grass and they most don’t bag the grass. How are we supposed to get them to bag it all and at what financial cost? Additionally, if everyone bags their grass we are going to have a lot of yard waste bags lining our streets for days on end. If we get rain during those days, then the bags could start to deteriorate resulting in a big mess which in turn makes our community look messy.
2. It would be helpful to the community that if a community member wants to replace their garage doors and they look exactly like the pictures in the revised architectural guidelines there should be a 24 turnaround on those requests whereby a community member gets to the property management company the information on the doors, property management verifies they match and a letter goes out that they can be replaced. Many times the replacement of doors due to an emergency and waiting for architectural approval can lead to bigger problems. I also don’t think your neighbors should have to approve this type change as it is in conformity with the architectural guidelines of the community and could further delay the process. This should also be considered for other types of architectural changes as well, perhaps split rail fences, approved door/trim/shutter styles/colors and approved mailboxes/posts.
3. Landscaping can be very subjective and when it comes to approving landscaping it I don’t know where the community stands on planting things such as annuals in flower beds or pots or hanging baskets of various kinds on the front of your home or even any kind of yard ornaments/statutes. Is there an approved mulch color/type (shredded v. chunks) and does it take into consideration what it looks like when it becomes weathered? What about replacing like for like in your yard?
4. I know that the biggest argument has been about grids in windows. When I moved into my Centex home only the front windows had grids, the side ones did not. When we replaced our windows we did like for like – if they had a grid, they

were replaced with gridded windows – leaving the sides and back without grids. We do not match any homes in our court because no one else has grids. Many other homes in the community have no grids. I think that having grids should be optional and maybe should be looked at on a case by case basis by looking at what has already been done surrounding the homes where the request is being made.

5. \$1,000 fines are excessive and maybe a hardship for some residents.

6. It has been my understanding that the community can only fine or notify of violations that can be seen from the street and that they cannot enter homes or backyards. Has this changed? If it has changed, is it legal to enter a backyard or home?

7. My biggest question hasn't seemed to be raised so here it is...what are you going to do if the community gets sued because someone wants a change that someone else did in the past but it doesn't meet current guidelines? My understanding is that this has already occurred in this neighborhood, our insurance company covered the suit, the person won and we were told that the insurance company wouldn't cover a suit like this again. Where does this leave us with regards to liability in the future? This could have a very serious impact on everyone and I think it needs to be addressed.

If the Board is really interested in making an impact in this neighborhood, regular "walks" (more than once a year) of the neighborhood for noncompliance are important yet I don't see where they are being done except in the spring – and things go bad all year long. This is where the Board could make the most impact on the community as a whole and it would also allow homeowners to be able to come back with an explanation as to why these things may not be able to be done at this time. Facts and circumstances can change for homeowners and they may not be willing to broadcast a problem but would be willing to discuss in a more discrete manner. Maybe the community would need to help and pitch in with sweat equity to help some of these families, like a Washingtonian Woods Christmas in April type of thing. I know many of us could weed, trim bushes/tree limbs, mulch, paint, do minor repair work, shovel a walk, help take down and stow holiday decorations, etc. Could teens do some of this stuff for SSL hours? It might be something to consider for the future.

I appreciate the Board's time on this matter.

Thank you,

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