

## Timothy M. Mulford

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**From:** Epstein, Stephanie <stephanie.epstein@lmco.com>  
**Sent:** Wednesday, March 25, 2015 6:50 PM  
**To:** Timothy M. Mulford  
**Cc:** Brian Epstein (brian.epstein@grace.com); Pamela Webber  
**Subject:** Washingtonian Woods HOA Architectural Guidelines Feedback

Tim –

Below is a communication that we request be shared with the HOA board and the ACC regarding the recently release draft guidelines. Please confirm receipt of this communication.

To whom it may concern:

When Washingtonian Woods was established, the builders - Alfandre, Centex and Christopher – had specific visions. As the neighborhood was developed over the years, changing tastes and preferences influenced some of the home models that were built. For example, Centex models at first had large living rooms, step downs to spaces, masonry fireplaces and more traditional floor plans. Later models feature smaller living rooms, pre-fabricated chimneys and no step downs. As times changed the new construction industry reacted to meet market demands.

The draft Architectural Covenant Guidelines contain very specific language regarding returning the neighborhood to the way the builders originally intended the neighborhood homes to look upon its inception. It also reflects a number of considerations for Alfandre homes and the acceptance of new materials and revised looks for these homes, while Centex and Christopher homes do not have that same latitude. The guidelines do not represent the Centex builder's evolving strategy, for example, and insist that what was good when the neighborhood broke ground is still good today. However, for Alfandre homes, the guidelines have adjusted and have allowed for changes in things such as garage door styles and alternate roofing materials.

One item for consideration for the Centex homes includes the use of windows without grids. Centex home windows were the only original windows in the community that featured removable grids. Due to quality of construction and/or homeowner taste they were removed from many home windows. Today, more than 40% of Centex home windows do not have grids. Of these homes, 14 have replacement vinyl windows. While it is not clear if all of the home have received HOA approval, the reality is that they are now permanent features in the community. In addition, previous boards did approve these windows for use in Centex homes. It is ironic that the centerpiece of the community, our clubhouse, doesn't even comply with the draft guidelines and only has grids on the top half of the windows. Despite the half-grid ,half-non-grid windows it is considered aesthetically pleasing by the community.

The HOA and the Architectural Covenant Committee should consider the evolving construction practices over the last 20 years and allow homeowners to keep their homes current to market preferences when upgrading their homes. This innovation will result in faster home sales, increased home prices and higher quality homes. In addition, the HOA board should focus more on the violation process and ensure that homes are maintained, thus positively impacting the overall look of the community. We recognize the importance of guidelines and increased adherence to these guidelines. We also encourage the HOA board to be open to changes that are still aesthetically pleasing for *all* builder models and to focus on the real neighborhood issues that involve violations instead of homes that are well-maintained and want to continue to be that way.

Sincerely,  
Stephanie and Brian Epstein