



**sunridge**

## ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 5/12/06 at Gerry & Bob Burr's house, 7:00 PM

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Agenda: Lot 33 Home design  
CC&R enforcement

People present:

ARC members: Allen, Richard and Roy

Neighbors: Gerry & Bob Burr, Larry Daniels, and Sally Lowe

Lot owners, Kathy & John Juhlin

Contractor for Juhlin's, Ken Jones

### **Lot 33**

#### **Plot Plan**

Plot plan drawing is so good that the ARC as an example will use it for future builders.

NE corner of house shows a cut slope to accommodate a deck. ARC will not allow cut. Should excavate deck area one foot below finished grade, then build rock wall next deck to retaining slope.

Cut off drains are required, but can be integrated into foundation drains if backfilled with small open rock and inspected by Shade Tree.

SE corner with pit for heat pump. Great idea! Shows cut slope that is not acceptable. Need to increase height of walls. Jon stated he did not want an engineered wall, as it was too expensive. Different methods were discussed for Jon & Kathy to consider.

#### **Elevations**

The "Mission Style" exterior lighting will not be acceptable without modifications. Any glass that causes light to be seen from the property line must be backed by aluminum flashing. The ARC decided that the ARC must approve all exterior lighting after installation. Homeowner needs to contact the ARC for a night viewing/inspection.

Chimney chase will be made larger to 3 feet by 4 feet.

Plumbing vents must not be visible from Wetleau or Sunridge.

#### **Approval**

The plans with modifications marked will be approved.

## **CC&R enforcement**

The question: What is the best way to get everyone to follow the CC&R's?

Some thoughts:

Most residents of Sunridge are reluctant to talk with a neighbor about a CC&R violation, as they don't "want hard feelings".

Lots of neighbors talk to Mia, Richard or Roy about the violations and want them to be the bearer of bad news.

Some ideas:

Organize a homeowner's organization and let them do the enforcement.

Rotate the enforcement duties between the homeowners.

All fines should go to a charity rather than go into someone's pocket.

Hire a lawyer to write letter.

Hire someone like Lucy from City Hall to send out letters.

If you have an outside person to enforce they should only react to complaints, not go on a witch-hunt.

Allen Lowe will organize a neighborhood meeting in the near future to discuss this subject in more detail.

Minutes taken by Roy & approved by all members on 5//06