

## ARC Report to Directors, (07/06/11)

### A) Highlights/Overview of Activity Since 6/1/11 – report transmitted 7/2/11

Applications.	Activity
New Homes & Additions	
Dock, Boat Lift, Dredging, Rip-rap	
Miscellaneous: Includes small projects, porches, decks, lighting, tree removal /replacement, landscaping, etc. A security deposit <b>may be</b> required.	<p>Cox, 616 Webster Pt., Ph3, Lot 25, Tree Removal <b>Approved</b></p> <p>McElveen, 212 Old Summer Pl., Ph 3, Lot 78, tree Removal, <b>Approved.</b></p> <p>Williams, 233 Lake Estate, Ph 2, Lot 110, Landscaping change <b>Approved.</b></p> <p>Waites, 888 Island Pt., Ph 2, Lot 57, Tree Removal <b>Approved</b></p> <p>Willis, 112 Sundance Pt., Ph 3, Lot 52, Tree Removal <b>Approved.</b></p> <p>Canyes, 309 Lake Estate, Ph2, Lot 82, Athletic Equipment <b>Submitted</b></p> <p>Jowers, 705 Bridgecreek, Ph2, Lot 76, Tree Removal, <b>Submitted</b></p>
Pool, concrete work, roofing, etc. (Security deposit <b>is</b> required)	
	<b>***Pending receipt of additional paperwork or with stipulations.</b>

### B) Summary Files Closed:

1. Irwin, 420 Lake Estate, Ph 3, Lot 68, Roof & Dock Repair, approved&closed.
2. Urick, 232 Lake Estate, Ph 2, Lot 7, Fence Extension /relocation closed.
3. Giles, 208 Lake Estate, Ph2, Lot 1, Install Sprinkler Sys. Back-Flow completed.
4. Noller, 800 Island Pt., Ph2, Lot 33, Dock completed.
5. Brown, 237 Lake Estate, Ph2, Lot 109, New roof approved&closed.
6. Martin, 501 Ramblewood, Ph 2, Lot 100, athletic equipment approved&closed
7. Wilkins, 813 Island Pt., Ph 2, Lot 29, athletic equipment approved&closed

### C) Owner (Builder) Infractions: -0-

### D) Construction Summary

#### 1) New Homes Under Construction:

- a. Pinnell, 645 Webster Pt., Ph3, Lot 11 – Driveway in.
- b. Kreidel, Turtle Pt., Ph3, Lot 20 – Bricking underway.

#### 2) Misc. Open or Under Construction: **Security Deposit Required\*\*** **No Security Deposit Required**

- a. Martin, 501 Ramblewood, Ph 2, Lot 100, Trim Paint.
- b. Hopkins, 120 Water Links, Ph 1, Lot 6, Patio Modifications & Hot tub,
- c. Hall, 881, Island Pt., Ph 2, Lot 60, Repainting House
- d. M. Jackson, 103 Water Links, Ph 1, Lot 32, Athletic Equip.
- e. Blakewood, 524 Ramblewood, Ph2, Lot 91, New Roof\*\*
- f. Noller, 800 Island Pt., Ph 2, Lot 33, Lakefront Irrigation

**E) Reviews in Progress/waiting for reply or compliance:**

- a. Godoy – 276 Lake Estate, Ph2, Lot 18. Screening needed on athletic equipment & Playhouse; ordered but not installed.
- b. Jowers – 705 Bridgecreek, Ph2, Lot 76, move trampoline.
- c. Hogan, 404 Lake Estate, Ph3, Lot 72 – Punch-List Inspection sent to builder & owner.

**F) Administrative Issues** - After listening to input from residents, consideration of guidelines, and consultation with the TEOA Board, the ARC proposes the following change to ARC Operating Procedures.

ARC approval is not required for maintenance and repair projects that meet **all** the following criteria:

- a. The work will be performed by the owner, and no contractor is used.
- b. The project will not change the color, size, function, style or materials originally used and approved.
- c. The finished result of the project will return the item under repair or maintenance to its original approved condition.

**G) Next ARC Meeting:** July 16, 2011

**H) Total Lots:** 223 (w/12 combined – 15 lost). Homes Built 167 (75%) Empty Lots 56 (25%); 24 are waterfront. Homes currently under construction (2).

*ARC Committee: Barb Brillhart, Cal Cruz, Paul Thomas, Tom Williams, Tom Remick, Chairman*