

AERC minutes of the meeting on June 27, 2005

The AERC held its June meeting at the home of Bob Craig on Monday, June 27th at 730pm. Members present were Bob Day, Dave Minier, and Bob Craig - Donna Parisi, the 4th member, was on vacation. John McCarthy, Board Liaison, was also present.

Applications reviewed and voted on:

15524 Indianola Dr	replace siding/shutters same color	Approved
15524 Indianola Dr	paint front door/trim to match	Approved
15524 Indianola Dr	replace deck and screened porch with same	Approved
7317 Grinnell Dr	install back yard fence	Approved
15516 Moravia Ct	expand deck 12x14 to 16x18	Approved
15453 Indianola Dr	build porch on top of 12x14 deck	Approved

2005 AERC Meeting Schedule/Member Host – last Monday of the month

24 May	Day	27 June	Craig
25 July	Minier	29 August	TBD
26 September	TBD	31 October	TBD
28 November	TBD	December (if necessary)	

Turning Point – The Committee feels that the next 5 years will be crucial for the attractiveness of our neighborhood. Houses are now 20+ years old and starting to show signs of aging. Homeowners have made changes that have not gone through the AERC process. Violation letters create anger rather than support for our Association. Continuing current AERC practices may not create the environment needed to improve the attractiveness of our community.

The committee discussed and proposes to the Board a proactive, positive, communication campaign as a way to promote the benefits of a well-kept neighborhood, to build a sense of ownership for the AERC Guidelines, and to minimize the number of violations we have to deal with. This campaign would be built around a monthly “letter” to homeowners and would incorporate articles of interest along with a summary of AERC activities. The upcoming Guideline review would be, of course, center stage in the first few publications. The “letter” would be written by the AERC and distributed via the Newsletter Team. The Committee welcomes Board involvement – perhaps in an editorial review role.

Possible articles: upkeep/replacement of garage doors, care of asphalt driveways, building permits, County rules on home upkeep, overgrown landscaping, etc

Violations – The Committee decided to (1) take a fresh look at the community and not to carry over any of the prior committee’s violations, (2) to use the County Services wherever possible/appropriate and (3) to modify the current MTM letters used to notify members of a violation. There may be violations that just won’t be fixed no matter the efforts of the AERC. In those cases, the Committee suggests the Board look at a letter from the Association Attorney followed by the filing of a lien against the homeowner’s deed, or seeking County involvement through the Commission of Common Ownership Communities (CCOC).

Guideline Review Plan and Schedule – With the Board’s support, the Committee is ready to proceed with the attached plan. We know it is ambitious but we believe achievable.

Standard Operating Procedures – The Committee has developed the attached procedures and will improve on them throughout the year. The AERC believes that a very close working relationship with the Board is important and so it is submitting these procedures for the Board’s approval.

Web site – **With the Board concurrence, the committee will submit its monthly Minutes for posting on the website and will include a summary of the Minutes in each Hollybrooke Newsletter.**

Future Work (To Do List)

1. Review and modify current MTM letters to homeowners.
2. Review and modify the application form.
3. Develop a fresh view of the neighborhood as to conformance with the Guidelines and submit letters to homeowners accordingly.