

AERC September Report

The AERC held its September meeting at Dave Minier's house at 7:30pm on 26 September 2006. Attending the meeting and voting were Bob Day, Dave Minier, Bob Tremmell, Dan Navarro and Donna Parisi.

Applications

7235 Grinnell Drive	replace siding / color change	Approved
15515 Monona Drive	replace deck – same size/style/material	Approved
7226 Wappello Drive	replace roof & siding / color change	Approved
7205 Wappello Drive	replace garage doors / new style	Approved
7212 Dubuque Court	replace siding, doors, windows, shutters	Approved

AERC Terms of Office

There are 4 members that have terms that expire Dec07 – Bob Craig, Bob Tremmel, Paula Hadzima and Dan Navarro. The 3 members that have terms that expire Dec06 – Bob Day, Dave Minier and Donna Parisi – have volunteered to serve another 2-year term. (Re-appointment requires a Board vote)

Letters

The Committee decided that letters should be sent to the following homeowners:

7108 Grinnell Drive	complete shutter replacement project
15523 Monona Drive	trim hedge – safety issue – line of sight at corner

MTM provides a cover letter on all applications returned to homeowners. The committee decided to ask MTM to include in that cover letter a statement that all projects must be complete within 12 months of the application date. (IAW our Covenants)

Discussion Items

The AERC discussed a number of items that were of a general nature and our thoughts are listed below:

Natural or man made screening may be needed in specific cases such as on a pipestem or corner lot, but that it would have to be evaluated on a case-by-case basis.

Additional utility units, such as a 2nd air conditioning condenser or an emergency generator, do require an application since it was a change to the exterior of the residence.

Disability ramps that are visible from the street would require an application for the color scheme. The committee felt that a neutral color (grey, tan) or a color that matched the color scheme of the residence would probably be suitable.

Old wooden fences that are sagging and falling apart typically are not seen by their homeowners and neighbors usually don't speak up. If they are visible from the street, the AERC can write a maintenance/repair letter.

Roof changes are in the news. The Avenal HOA is taking a homeowner to court despite the County Commission ruling in favor of the homeowner. The HOA wants to require cedar shake or slate and the homeowner wants asphalt. The committee felt the HOA was going to lose this one.

Electronic approvals –Currently our process is for regular applications to go to MTM and then to the committee for consideration. If there is an urgent need to process an application, the committee has been accepting electronic applications directly from homeowners and reviewing them via email. This fast track works OK as long as the applications are straight forward and in accordance with the guidelines. The committee reaffirmed that any committee member can move an electronic application off the fast track to a normal meeting review.

end