

MILL CREEK SOUTH HOMEOWNERS ASSOCIATION

Architectural Review Committee Report – July 18, 2012

APPLICATIONS. We have received no new applications since our last meeting.

We approved an application for a shed at 420 Hidden Ridge and have spent a great deal of time reviewing the application for the new house proposed for 329 Copper Hill. One of the ARC members met with the owners to show approved stain samples and approved HardiPlank samples. At first, the owners said they wanted a different color, a very light beige. After some discussion, the owners decided they liked one of our approved colors.

Another of our ARC members, an experienced builder, thoroughly reviewed the house plans and made extensive comments about the plans, including questions we want answered before we approve. So far, the builder has been very cooperative.

We were shocked to learn that Craig Builders did not have proper permits, as Michael Wheelwright's diligence has discovered.

LANDSCAPING AROUND SIGN. The three new ornamental grasses next to the sign are doing well, thanks to regular watering by JWT, our maintenance company. I asked them to send me a copy of the bills they send to the treasurer so I can help monitor what they do.

MAILBOXES. I have sent out 44 letters to homeowners whose mailboxes are in really bad condition and 66 to those who need to make minor improvements. Determinations of mailbox conditions were made by three ARC members. We tried to be fair and objective in our assessments. Two of us drove through the entire neighborhood and made notations on our list. Then, a week later, two of us took another drive through the entire neighborhood, again making notations to try to assure the accuracy of our assessments.

I developed two mailing lists from our treasurer's Excel file listing all MCS homeowners and sent to FedEx to mail. Since this order did not fit their size requirements, they would not stamp and mail them. I bought stamps, affixed them, and mailed them on July 17. Total cost of the project is \$232. We will be eager to get responses and hope to soon see improvement in mailboxes.

BY-LAWS/COVENANTS. We hope to work with the HOA to make changes desired, such as updating regulations related to garbage cans, allowing for sale signs, etc.

Respectfully submitted,

Dell Erwin. Chair, ARC