

MILL CREEK SOUTH HOMEOWNERS ASSOCIATION
Architectural Review Committee – Annual Report – Year 2012

COMMITTEE MEMBERS

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APPLICATIONS. During 2012, we received 12 applications (9 in 2011) for: adding a screened porch, siding, a door, a retaining wall, a window, a new house, a boat shed, roof shingles, rain barrels and tree removal. Most homeowners are cooperative.

If anyone sees work being done that needs the ARC approval, please contact us.

LANDSCAPING AROUND ENTRANCE SIGN. The landscaping around the sign has been maintained by the J.W. Townsend firm, which has watered as needed.

WEBSITE. Please note the ARC documents on the website, including the ARC requirements, which homeowners agreed to when they purchased property in MCS.

MAILBOXES. Letters went to a number of homeowners in an effort to have mailboxes meet the ARC requirements. A number have been replaced, thanks to Scott Walk, and a number have been re-stained. (The ARC provides free stain to any homeowner.) Mailbox deterioration is an ongoing concern for us because mailboxes are readily visible, and, according to realtors, that can affect our property values and ease in selling our houses. There are several really dilapidated ones, whose owners have not responded to the three letters sent them.

There is ongoing discussion about what the board/ARC can and should do about derelict mailboxes, with a wide divergence of opinions.

MEETINGS. We rarely meet as a committee since most applications can be handled efficiently and promptly by email.

STAIN COLORS – HARDIEPLANK COLORS. We continue to provide information regarding colors, including samples of approved HardiePlank colors.

NEW MEMBERS. We are pleased that two additional homeowners are willing to join the committee, and one may become the chair.

CHANGE BY-LAWS/COVENANTS. The board and the ARC plan to review these to see what needs to be changed and ways to accomplish this. For example, we would like to allow signs to be placed on homeowners' property when selling a house. Presently, all signs are expressly forbidden.

Respectfully submitted,
Dell Erwin, Chair – March 20, 2013