

July Newsletter

Storm Damage-Repairs and Replacements:

Message from the Architectural Committee:

There has been considerable damage to many of our residences because of the hail storm on Saturday July 11 and questions are arising as to what our Covenants require regarding the repairs.

The key paragraph in the Covenants is as follows:

"It is the responsibility of the homeowner to submit plans and specifications to the Architectural Committee for review and approval prior to any proposed construction of any new structure and/or any proposed significant changes to existing structures, including but not limited to, dwelling additions, fences, trees, solar panels, roofing, exterior paint colors, or other significant elements, but excluding routine upkeep and maintenance."

If you are replacing roofing, siding, gutters, garage doors, etc. **with the same materials and colors, we consider those to be routine maintenance** and you do not need to request anything from the Architectural Committee.

However, if you are going to **change materials and/or colors**, we would like you to send a request (**via email**) to jreichard@ar-mech.com the Chairperson of the Architecture Committee.

To keep it simple, please include in your email the following information:

- 1) address, Lot #, and contact information,
- 2) a description of the work,
- 3) samples of the new materials using color brochures or photos thereof,
- 4) pictures of your existing siding and roofing.

With those four items in hand, the Committee can process the requests expeditiously. If we have questions, we will be able to ask them at that time.

Thanks for your participation in our processes and we wish you the very best in getting your homes repaired.

Jon Reichard

jreichard@ar-mech.com

Other News-Annual Meeting

Despite this being the middle of July, the Board is already discussing plans for the Annual Meeting. Per the Revised Bylaws, this meeting will be held in the fall (between September 15 and October 15). The reason for the change was to accommodate as many residents as possible. We have a number of snowbirds that

flee to warmer climates in December, with many not returning until April or May. Therefore, a March meeting presented a conflict for many residents.

Little did we know at the time of making that change that in-person gatherings were going to be impractical, unpredictable and size limited.

Therefore, the Board has decided to consider a ***VIRTUAL ANNUAL MEETING***. I use the word consider, since as we investigate how to pull that off, there may be issues beyond our control that may cause us the need to reconsider. The meeting would be held through the "ZOOM" platform. Each of our Board meetings has been held on Zoom with success. A larger meeting, with the possibility of 225 households accessing it, might present some issues. If households attended with separate devices, that could equate to 450 viewers. I am new to Zoom, but have found it simple to use, free for the attendee and does not require additional technology.

We have tentatively set the meeting for Tuesday evening, October 13 at 7pm. There are likely to be several matters to be voted on, which can be accomplished at the conclusion of the meeting using the Election Buddy platform we used in May.

Per the Bylaws, 4 of the newly elected Directors are serving a 2 year term. Three will be serving a 1 year term. This method is being used to provide staggering terms for Directors. In the fall of even years, 3 Directors will be elected and in odd years, 4 Directors will be elected. The three Directors whose term expires at this Annual Meeting are Tom Roth, Robert Taylor and Mike Krickl. All three will be seeking re-election. However, the HOA welcomes participation and encourages others to consider serving as a Director. If you would be interested in serving, please let us know and we can place your name on the ballot for October. Simply send an email to any current Director. Their contact information can be found elsewhere on our webpage (see Board of Directors tab).