

ARCHITECTURAL REVIEW COMMITTEE
BellaVita at Green Tee

Meeting Notes
July 24, 2014

Attendees: Jim Moore, Chairman
Anita Barner - Resigning
Connie Harry
Ron Lauve
Tony Nicolas
Don Talley
Tom Rohwer
Ruth Southard, BellaVita HOA Board contact

The meeting of the BellaVita Architectural Review Committee was called to order by the chairman. The meeting notes from June 19, 2014 were reviewed and approved.

This was the last official meeting for Anita Barner. Connie Harry was designated to perform secretarial duties of the committee and Anita will transfer all pertinent information for these duties at conclusion of the meeting.

Ron Lauve gave a report on the fence project with focus regarding the care of the fences after construction. Ron would like flyer/pamphlet to pass out to homeowners, post completion, along with information on the fence warranty. Specifically wants to designate the approved fence sealer with instructions for use. Tom Rohwer is to check with Sherwin Williams on the colorless sealer or equivalent that is approved and a hand-out for homeowners.

With respect to **SR#1546617** which was discussed at the June meeting, no reason was found to deny moving the fence forward to allow front doorway to be behind the fence. Committee discussed allowing fences to be moved forward, not to exceed 5 foot in front of the opening for the front porch. Jim Moore will send notice to First Service Residential regarding the Committee's finding on this Service Request.

The following Service Requests were reviewed pertaining to landscaping plans which might encroach into the utility easements and/ or which might affect drainage from the property:

SR #1556081; SR #1369654; SR # 1558544

The following language was adopted for these and future similar applications:

“The Architectural Review Committee takes no exception to the landscaping plans encroaching the utility easements; however, if any utility company requires access to the area, this could result in a loss of landscaping. The homeowner will be responsible for any expenses incurred for loss and replacement.”

“The homeowner cannot change existing drainage pattern of the lot or it must be approved to demonstrate that drainage still works properly.”

SR #155776 was discussed regarding removal of hedges. Don Talley referred to Article V, Maintenance, Section 2, Owner Maintenance. This was for information only as no appeal has been filed.

Tom Rohwer gave information on proposed cover over the entrance at the Arts/Craft doorway. This project will go through Clubhouse and Facilities before being presented to the A.R.C.

No August meeting is scheduled unless specially called by the Chairman.

Meeting was adjourned.

Meeting notes prepared by: Connie Harry