

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

ACC Members: Dani Folsom, Chair, Joe Rystrom, Secretary, MaryLynn Birney, Dahlia Campbell, Michael Kevin Harrison, McMillan, Mark Powers, Al Prescott (Windward Bluff Liaison)

Wednesday, May 7, 2025

ACC Members in Attendance: MaryLynn Birney, Dani Folsom, Kevin Harrison, Michael McMillan, Joe Rystrom

Others in Attendance: Mary Ong

Meeting called to order at 6:01 PM by Dani Folsom

Approval of Minutes: Minutes for April 2, 2025 are APPROVED.

OLD BUSINESS:

1. Commercial Truck in Driveway on Bayview Dr.

02/07/2024 A homeowner on Bayview Drive was sent a compliance letter for parking a commercial truck in the driveway repeatedly for greater than 72 hours. Fines may begin in March.

UPDATE: 03/06/2024 Truck appears to move every 72 hours. Will research the details of our parking rules and fines.

UPDATE: 04/03/2024 – Mary Lynn offered to research and clarify current parking policy in CC&Rs, will send out to ACC team.

STATUS: OPEN

2. View Issues

07/03/2024 Homeowner on Club House Lane asked the ACC to re-open previous view complaint of home below on Preswick Lane near Bayview. Stated trimmings of branches have re-grown into place, again partial blocking of view. ACC will further investigate and address as appropriate.

UPDATE 08/07/2024 Homeowner on Preswick Lane is looking into remedies, and should have additional information in September.

UPDATE 08/07/2024 New complaint from homeowner on 59th on neighboring home, golf course view.

UPDATE 09/04/2024 Homeowner on Preswick Lane, with an active view impairment against the property, homeowner, provided a printed presentation of what he has done so far to remedy the view complaint. The homeowner stated that there are other trees to the right and to the left of his trees that also block the view of the homeowner on Club House Lane and that it is not fair to be singled out. The ACC will coordinate with the Club House Lane homeowner to initiate a view impairment complaint against all offenders.

STATUS (Clubhouse Lane/Preswick Lane): CLOSED

UPDATE 10/02/2024 New view impairment complaint from homeowner on 59th and St. Andrews Complainant has attempted to make contact with member potentially affecting the view, to no avail, and has requested assistance from the ACC. Birney and Rystrom performed a site visit on Sept 11, with printed photos. Homeowners declined to look at, or receive the photos, and stated that they will have their landscapes cut back some of shrubs blocking the views. Compliance letter mailed on approximately September 14, 2024.

UPDATE 11/04/2024 59th and St Andrews view issue: Homeowner impairing the view completed some trimming, however, it doesn't appear to the level necessary for the allowable 25%. A second compliance letter was sent out on October 18, 2024. Both parties have retained legal counsel. HOA will still be involved.

UPDATE 04/02/2025 Per Folsom, homeowner impairing the view, addressed off of St Andrews is requesting a hearing with the Board and ACC, which is a positive development. This will be scheduled in May or June, potentially at the complainant's residence to facilitate first hand the view obstruction.

UPDATE 05/07/2025 Homeowner with active view impairment complaint updated the ACC. Homeowner below complainant has made some steps to reduce the blocked view, however, it is not sufficient alleviate the 25% allowed by the View Protection Policy. Harrison will draft a letter to send to homeowner, with intent to fine.

STATUS: OPEN

NEW BUSINESS

Folsom will start drafting Request for Proposal for the landscaping contract ending in October 2025.

Received two covenant complaints:

- 1) Preswick – landscape lack of maintenance
- 2) Bayview – landscape lack of maintenance, peeling paint.

These both are recurring infractions, and 3rd/final letters will be emailed and mailed via USPS.

Applications for Approval of Improvements received:

Backyard project on 117th Place Phase II - *requested additional information on height and footprint.*

New Windows on 59th – *Approved*

Meeting adjourned at 6:45 PM by Dani Folsom.