

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

February 2026

Board and ACC Members: Kevin Harrison- Chair, Joe Rystrom – VP, MaryLynn Birney – Treasurer, Dahlia Campbell – Secretary. Galinda Porter – Member-at-Large. **ACC** - Joan Harrison, Mark Powers, Al Prescott (Windward Bluff Liaison).

Wednesday, February 4th, 2026

ACC Members in Attendance: Kevin Harrison, Joan Harrison, Marylynn Birney, Dahlia Campbell, and Galinda Porter.

Others in Attendance: N/A

Meeting called to order at **6:10 PM** by Kevin Harrison

Approval of Minutes: Minutes for January 7th, 2025 - **APPROVED**.

- **OLD BUSINESS:**

Golf Course Trees - STATUS: **OPEN**

1). We have an **open discussion with the golf course** regarding the trees' condition at some parts of the golf course that affecting homeowners.

Updated: 12/03/25 - Mary Ong and Dani met with Shawn with the Golf Course, went through 12 and 13 fairways, they are going to work with us in getting trees trimmed or cut down.

2). Commercial Truck in Driveway on Bayview Dr. - STATUS: CLOSED

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.

UPDATE: 7/9/2025 – Accumulated fines, penalties, interest have resulted in a lien and recorded with the county.

Update: 12/5/2025 – House was sold and the new owner is hoping to take possession early December. They have to go through the eviction process and will do clean up right away to meet HOA requirement as soon as they take possession of the house.

Update: 1/7/2026 – Old owner had moved out at the of December 2025. The new owner has cleared up any trash from the driveway and will be working on repainting and upgrading the property.

3). Playground equipment: – STATUS: OPEN

Nov 2025 – The chosen design has been ordered, and a project manager has been assigned.

Oct 2025 - We had received 2 bids. Joe will work on finalizing the price

UPDATE 11/5/25 – ACC has decided on a design and will move forward to have the equipment ordered.

UPDATE 1/7/26 – Waiting for notifications from the project manager on the start date

4). Off-leash Pet Complaint Issue: STATUS - OPEN

Nov 2025 -We got a new complaint on unleashed dogs which is incompliance with our HOA rule. Folsom will communicate the complaint/issue to the homeowner compliant.

Jan 2026 – The board is going to reach out to the old board member to seek for update.

- [VIEW ISSUES](#)

119 Preswick Ln View Issue: - STATUS: OPEN**

2/4/2025 - The homeowner shared their concern of overgrown trees. It was inconclusive to the ACC based on the photos shared. A site visit will be done, Kevin and Mark are planning to reach out to the homeowner to arrange the visit.

119 59th Ave. W View Issue: - STATUS: OPEN**

UPDATE 11/05/2025 – The homeowner attended to provide their perspective on the View Impairment Complaint against trees on his property on 119** 59th Ave. W. After discussion, the homeowner agreed that he could take some action to minimize the alleged complaint by removing one of his trees, which should open the view. The ACC will follow up with the complainant.

UPDATE 12/3/25 – ACC needs to visit the homeowner’s house, to be able to evaluate his concern and his view impairment complained. Confirming that he knows about the 25% rule.

UPDATE 01/07/2025 – The homeowner with the view impairment complaint and HOA rule came to January meeting, after we had the discussion, we all agreed that the next step will be for some members of the ACC will do a house visit to see their view in person.

UPDATE 02/04/2025 – It’s inconclusive to the ACC through site visits and photos, whether views are being obstructed beyond the 25% allowable. A request to the offending homeowner will be made to further trim their bushes an additional two feet or more to possibly reveal the obstructed view during winter and before the next growing this spring.

4). LANDSCAPE CONTRACT - STATUS: CLOSE

UPDATE 11/5/25 Folsom shared on the water distribution with the Golf Course. Also all the water lines have been shut up for winterization. It has been decided that we will end our contract with Monarch and have signed a new landscaping service agreement with Jorge

- [NEW BUSINESS](#)

1). 114 St. Andrew Dr** – ACC received a query about maintenance on part of St. Andrew. We will look into the area

2.) Applications for Approval of Improvements received:
None this month

* Meeting adjourned at **7:21 PM** by MaryLynn Birney