

OCHL - 12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

March 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, March 4th, 2026

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

Others in Attendance: Ming-Hsueh Yeh

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

Approval of Minutes: Minutes for February 4th, 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 are 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). Playground equipment: – STATUS: OPEN

- **Oct 2025** - We had received 2 bids. Joe will work on finalizing the price
- **Nov 2025** – The chosen design has been ordered, and a project manager has been assigned.
- **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
- **Update 3/4/26** – Installation is tentative for the week of April 13th

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

Nov 2025 -We got a new complaint on unleashed dogs which is in compliance 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 an update.

4.). 114 St. Andrew Dr** – ACC received a query about maintenance on part of St. Andrew. We will look into the area.

Update 3/04/26 – The visit was conducted and an email was sent explaining that the space is an open space and it is not regularly maintained.

- [VIEW ISSUES](#)

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

2/4/2026 - 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.

UPDATE 3/4/2026 – The site visit was conducted. The ACC determined the neighbors are out of compliance. A request to the offending homeowner will be made to trim their trees.

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 complaint. 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 02/04/2026 – 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.

UPDATE 03/04/2026 – after another meeting with the homeowner with the view impairment, we were presented with more photos as evidence. The ACC determined that there was a probable view impairment and will require the offending homeowner to further trim their bushes an additional two feet, at the minimum.

- **NEW BUSINESS**

1.) A reflector on a post on One Club House Lane entrance is broken; ACC will further investigate.

2.) Applications for Approval of Improvements received:

None this month

* Meeting adjourned at **8:39 PM** by MaryLynn Birney