

ARCHITECTURAL COMMITTEE UPDATES – 2015

This past year the committee has been active in responding to architectural requests from homeowners. Requests have included the following:

Front walkways
Storm doors
Replacement patios
Outside light fixtures
Replacement siding

Also, our outside light poles are being replaced. As of this date, John Hammill has completed the installation of 22 aluminum poles embedded in concrete. These poles are standing straight, all the same height and will not corrode.

To prevent the birds from nesting in the lamp head and causing a fire, we are installing aluminum screens on the bottom of all 90 lamp post fixtures.

The committee is collecting information on replacement siding for our community. The present siding was made by Alcoa and is no longer available. We are looking into substitution siding that match our existing siding both in color and style. But we are also considering an expansion of different styles and colors.

In revising outdoor light fixtures giving unit owners more flexibility in color and style when replacing their lights has worked out well.

For the first time, a homeowner knowingly requested a sidewalk replacement that did not meet the current rule #9b specifications. The committee met to discuss the request and voted. We found that this request was not unreasonable or detrimental to the community. With the intent to give homeowners more choices just as we did with the outside lights, a recommendation was sent to the Board to allow a change in brick paver style and color to rule #9b. The revision was approved by the Board. This rule now says and will be written into our documents:

Replacement of the front sidewalk may be permitted with the prior recommendations/guidelines of the Architectural Committee and the approval of the Executive Board, following the submission of an Architectural Review Request.

Reminders:

1. Report bulb outage to Bennett Williams.
2. When an approved project is complete, contact us for final inspection.
3. Architectural request forms can be found and downloaded on our website, tvillas.org.
4. All requests submitted to the committee will be considered.
5. Please contact us if interested in joining our committee.