

TVAS - Architectural Review Committee Annual Report - September 2016

The following members of the community served on the Architectural Review Committee this past year: Leonard Averbach (Past Chair); Steve Benson; Phyllis Hundley; Nancy Knaub; Gary Lemasters; and Michael Mackney (Chair). Gary's long and devoted service to the committee and to the community is gratefully acknowledged. Gary retired from the committee earlier this year for health reasons. The committee works with a very open mind on behalf of the Executive Board to ensure the aesthetic and other standards are maintained in the community. The committee, acting as an intermediary between the homeowner and the Executive Board, makes no decisions, but guides the homeowner and recommends a suitable outcome to the Board.

The committee continued to examine Architectural Review Requests from homeowners and made recommendations to the Executive Board for its approval. Members of the committee met with homeowners who had submitted requests or were likely to submit a request, in order to assist them present their request to the Executive Board for approval. This has been very helpful and ensured that the request contained the necessary detail from which the decision was made.

The committee considered requests to: replace entire roofs; repair roofs; install a deck; restore a deck by painting; replace deck railings; replace front porch and other exterior lights; install front porch railings; replace front door; replace windows; replace siding; replace front path; install a storm door; and install a patio. Most of these were approved by the Executive Board or are currently being considered.

The committee was tasked by the Executive Board with reviewing the existing Architectural Rules and Regulations and to offer revisions. Following its review, members of the committee met with board members to discuss the proposed revisions, resulting in new Rules and Regulations being published at the 2016 Annual General Meeting of the community. A new Architectural and Landscaping Review Request Form was approved which contains additional notes to assist homeowners in its completion. This is being published at the 2016 Annual General Meeting, as well.

Together with the Executive Board, the committee hosted the Spring Informational Meeting at which the guest speaker was Dan Wisotzkey, Outside Sales Representative for Yorktowne Roofing and Siding, Inc. and 2016 President of the York Builders Association. He was accompanied by Steve Newman, Territory Sales Manager, Mastic Home Exteriors and Phil Nell, Mastic approved contractor. The major topics covered were siding and roofing. Siding discussions were a continuation of reviews being undertaken by the committee and roofing concerns, which included discussions of roof ridge vents, was very timely following the number of homeowners who had suffered damage from the 2016 blizzard.

Members of the committee and others in the community continued to do voluntary work within the community to save on maintenance costs. Work included regular replacement of Post Light bulbs, sensors and ballasts; the repainting of curbs in no-parking areas and the repainting of the

front entrance sign. The Post Light team included Leonard Averbach; Steve Benson; Gary Lemasters; and Mike Lucas. A total of twenty three light bulbs, three sensors and one ballast were replaced during the year at a meaningful cost saving. The front sign was removed and replaced by Steve Benson, Wayne Bryant and Leonard Averbach and repainted by Steve with help from his granddaughter. Some of the damage noted on the front sign resulted from the improper attachment of seasonal decorations.

All of this voluntary work is gratefully acknowledged and additional capable volunteers are always needed.

John Hammill, a regular general contractor to the community, continued to replace Post Lights with aluminum posts secured in concrete, as part of a multi-year replacement program initiated and budgeted by the Executive Board. In 2015, John Hammill was contracted to replace eighty five Post Lights over a four-year period. Previously, five Post Lights had been replaced due to corrosion and other damage. To date, a total of sixty one Post Lights have been replaced to the new standard. The remaining twenty nine will be replaced over the next two years.

With the community reaching its fifteenth year, maintenance concerns will arise more frequently both for the homes and the community's infrastructure. External maintenance particularly needing replacement of items, should be undertaken after the submission of an Architectural Review Request has been considered and approved. If the maintenance is of a simple nature such as repainting to the existing approved color or the replacement of a porch light which clearly meets the Architectural Rules and Regulations, no request need be submitted. However, there have been cases of loose interpretation of the Rules and Regulations and challenges made by the Executive Board for not being in compliance. Homeowners are guided to contact the Architectural Review Committee, through Bennett Williams or a direct call to the Chair of the committee, when maintenance or replacement work is being considered. Appropriate guidance can then be given. In some cases a Township permit must be obtained with the appropriate inspections being carried out, in addition to those required by the Executive Board.

Michael D.A. Mackney
Chair, Architectural Review Committee
September 2016