



## **Architectural Standards and Covenants Board of Directors Monthly Summary June 2018**

### ASO:

There were 36 project applications submitted in June compared to 42 in May, 23 in April, 21 in March, and more than the 28 project applications submitted in June 2017. There were 4 major, 3 minor with neighbor notification, 13 minors, 14 maintenances, a no permit, and one where a permit was not required being “like for like.”

There has been a total of twenty house projects reviewed by the committee so far for 2018 with another four houses scheduled for review at the July meetings with the ASC.

There were 34 permits issued in June compared to 43 in May, 21 in April, and four in March. There were 7 major projects, 4 minor projects with notification, 9 minor projects, and 14 maintenance projects that were issued permits.

There were four no permit projects processed for paint, parking pad, driveway, and landscaping. There were two no permits discovered and issued notices of non-compliance for unapproved deck and unapproved paint changes.

There were 13 revisions reviewed by the ASC Chair, compared to 23 in May, 7 in April, and 6 in June 2017. There were 15 site inspections conducted in June of which 5 failed. There were 15 final inspection conducted in May, of which five failed. There were 26 questions from members to the ASC one-member review for rule exceptions, compared to 22 in May, 24 in April, and 13 in March. There were six questions regarding rule exception in June 2017.

### Homeowner Inspection Program:

There were 31 Homeowner Inspections conducted in June of which 2 were re-inspections. A total of 16 out of 27 inspections requested by realtors passed and where the other 9 had minor repairs and one with major repairs outstanding. There was also one complaint based inspection with minor repairs required and on deed based inspection that meet minimum standards. There were two re-inspections for street view realtor requests.

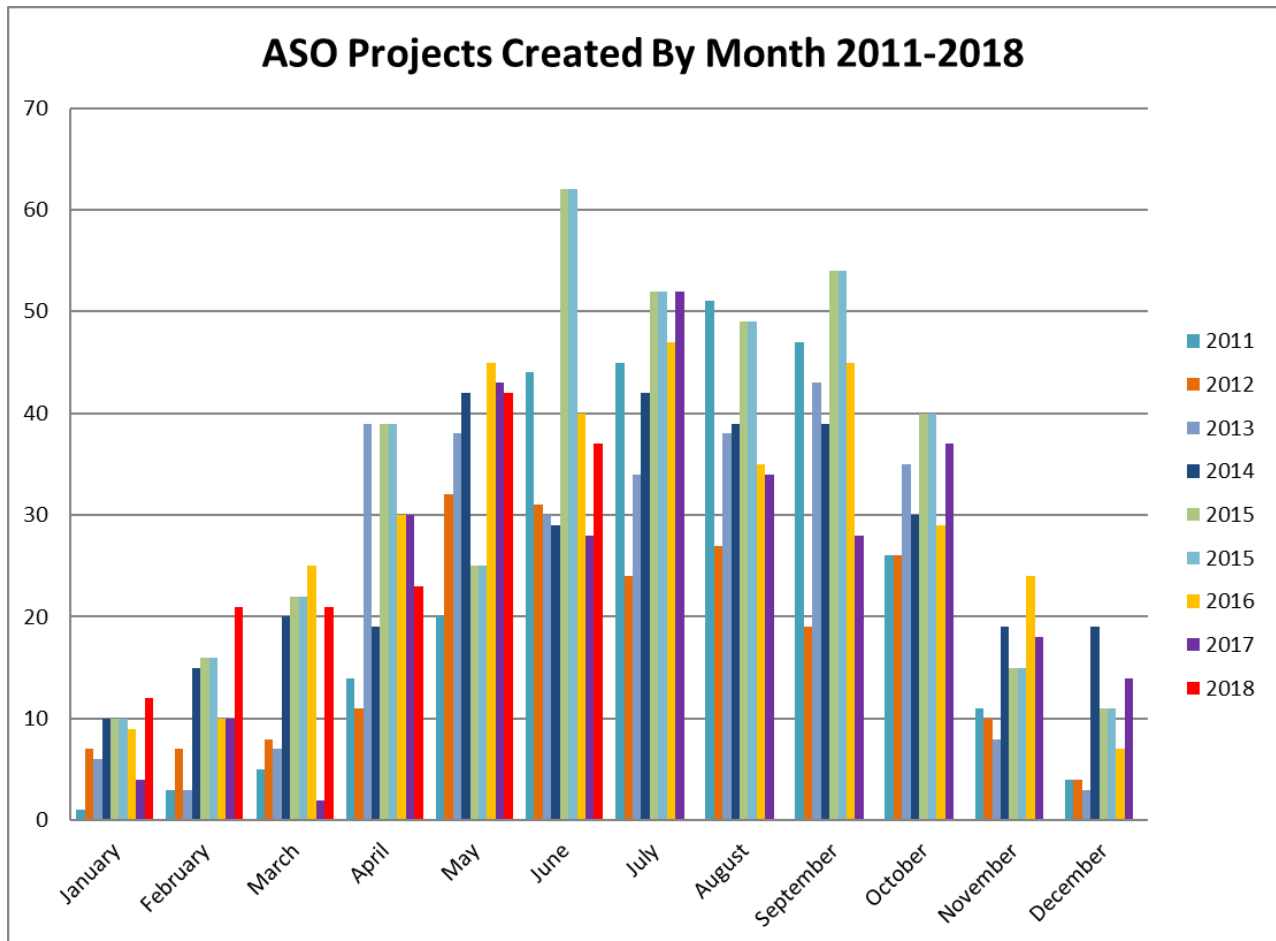
### Covenants:

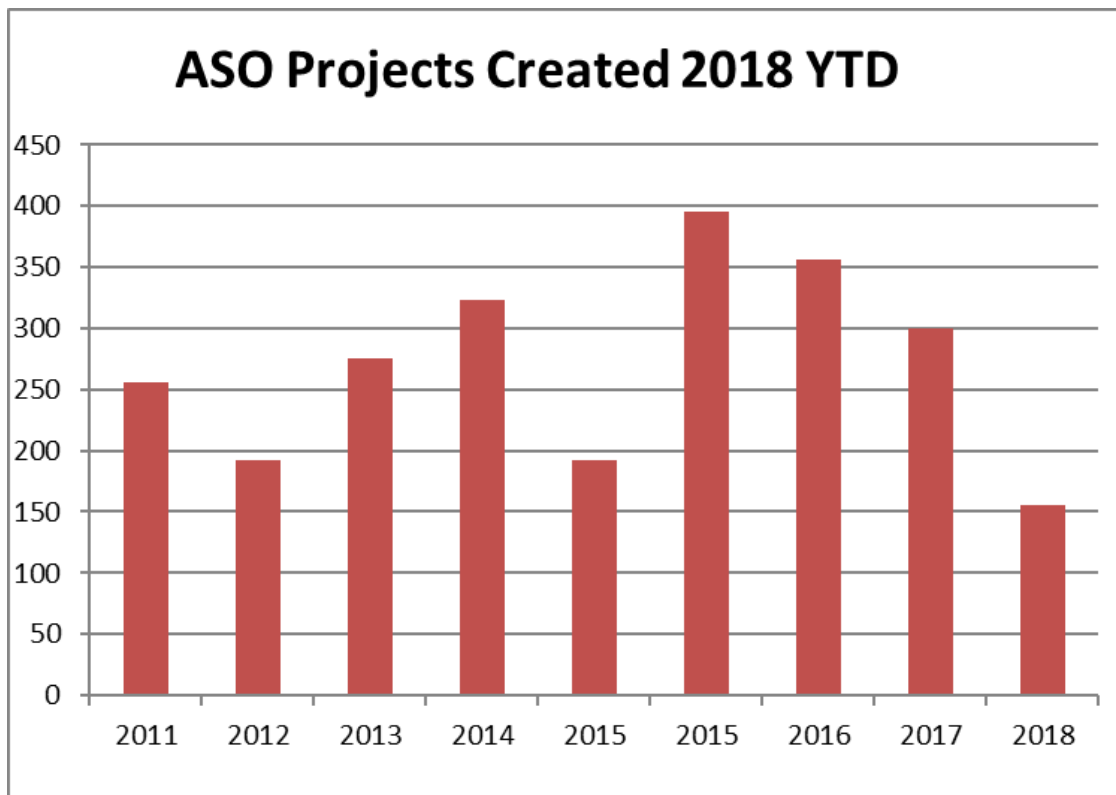
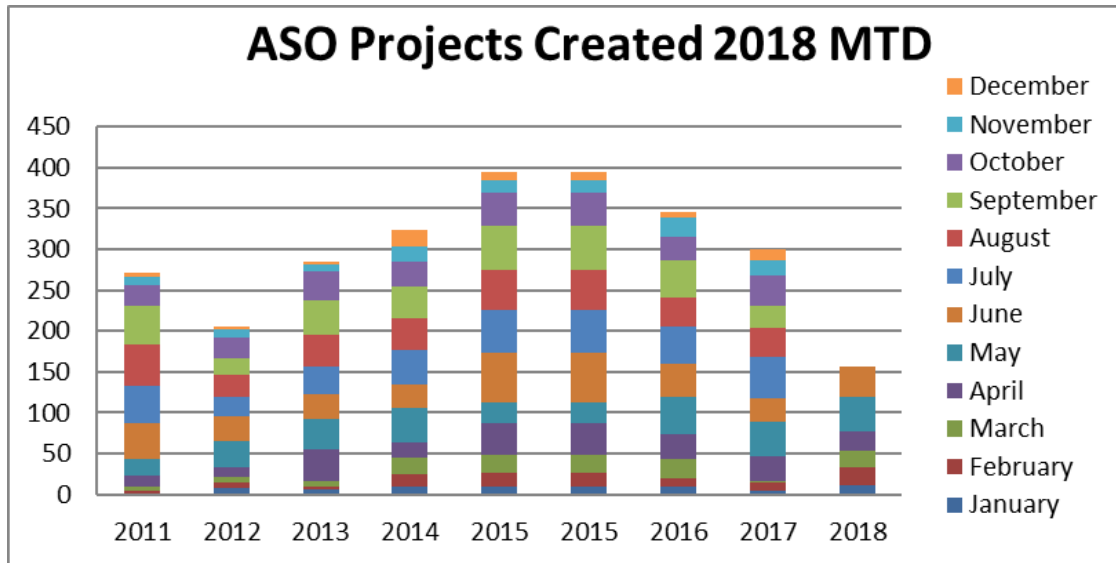
The Covenants Committee meeting was held in June with one hearing. The committee reviewed the Short-Term Rental (STR) Taskforce Proposed Covenant Rules and New STR Rules.

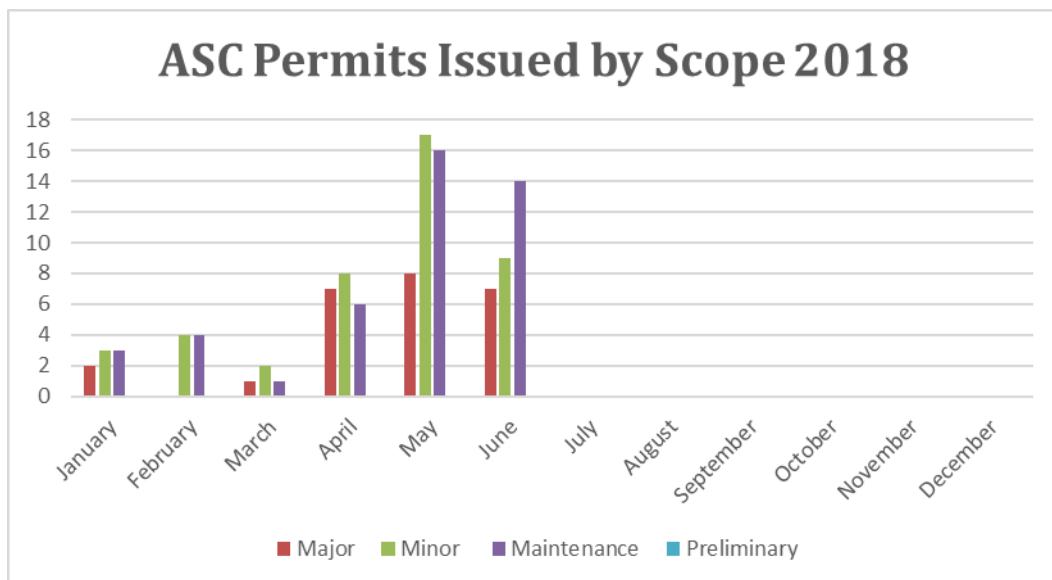
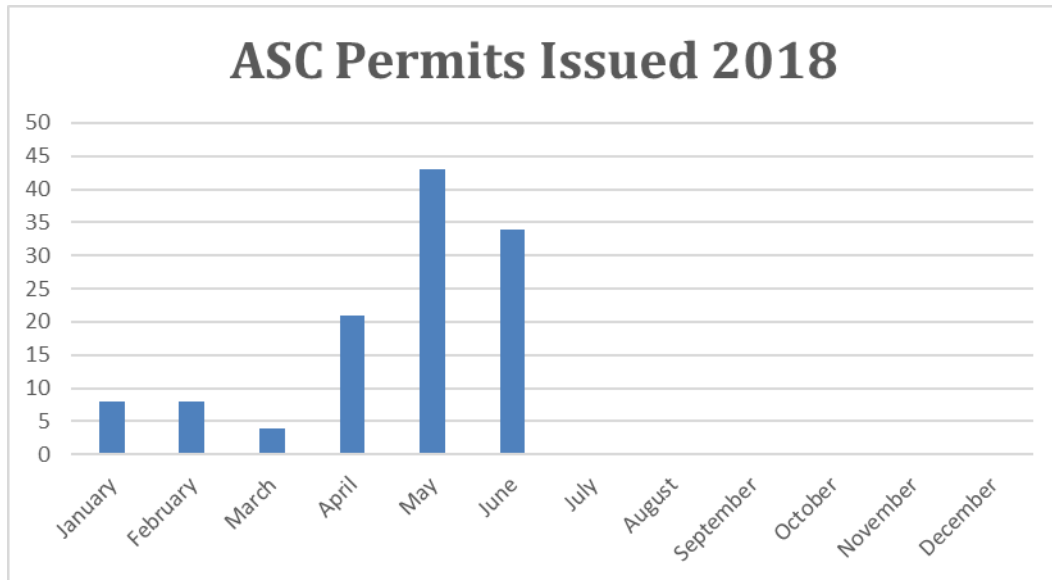


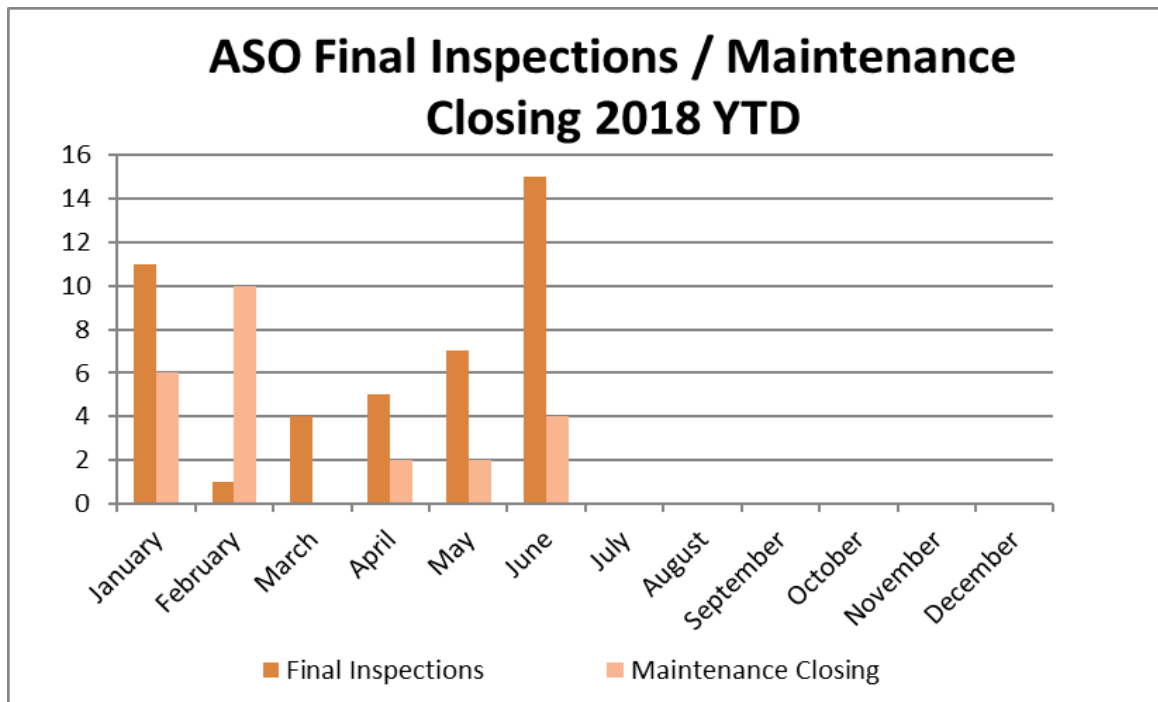
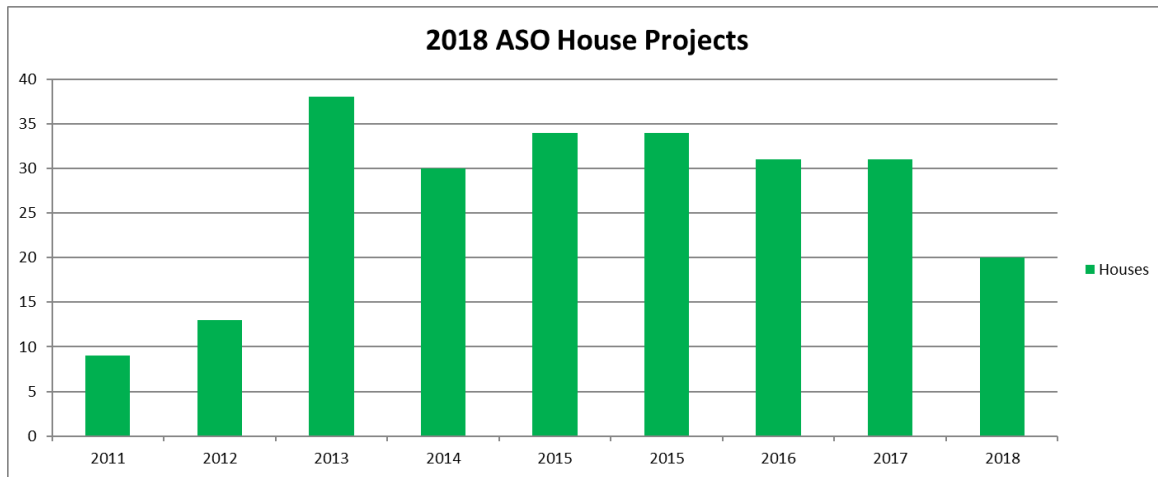
There were 39 complaints received in June of which 25 were actual violations. 15 complaints received in May. This compares to 15 complaints filed in May (8 violations), 15 in April (5 violations), 27 in March (10 violations), 15 in February (12 violations) and 23 in January (10 violations). There were 32 complaints in June the previous year. Year to date there are 134 complaints received, compared to 61 this time last year in 2017.

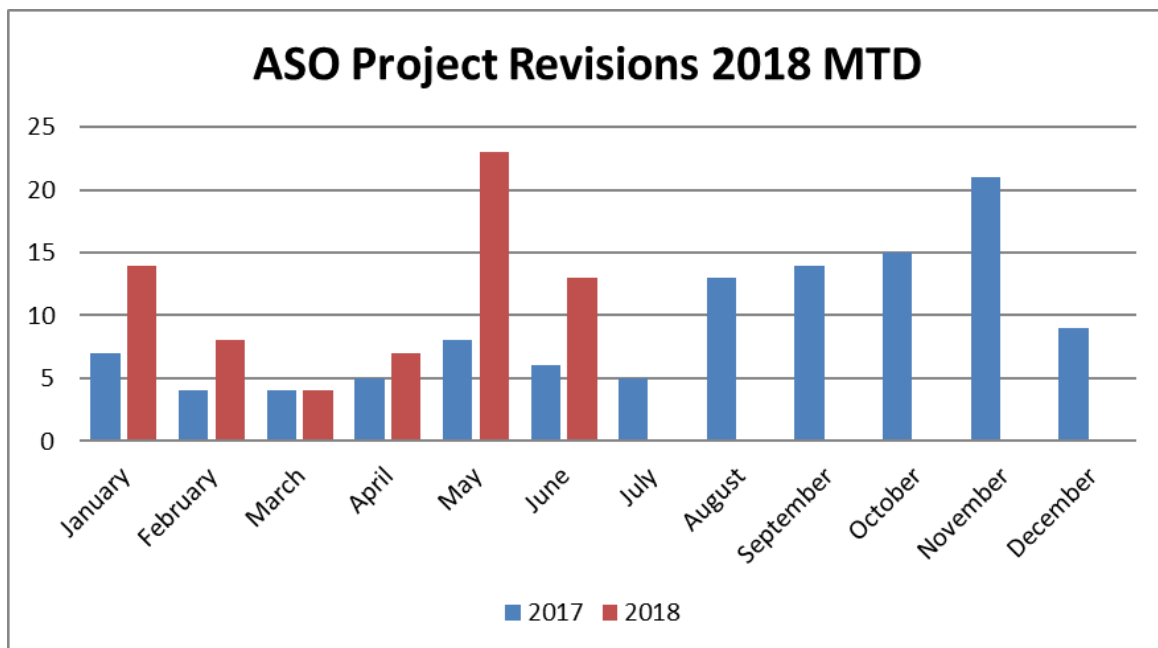
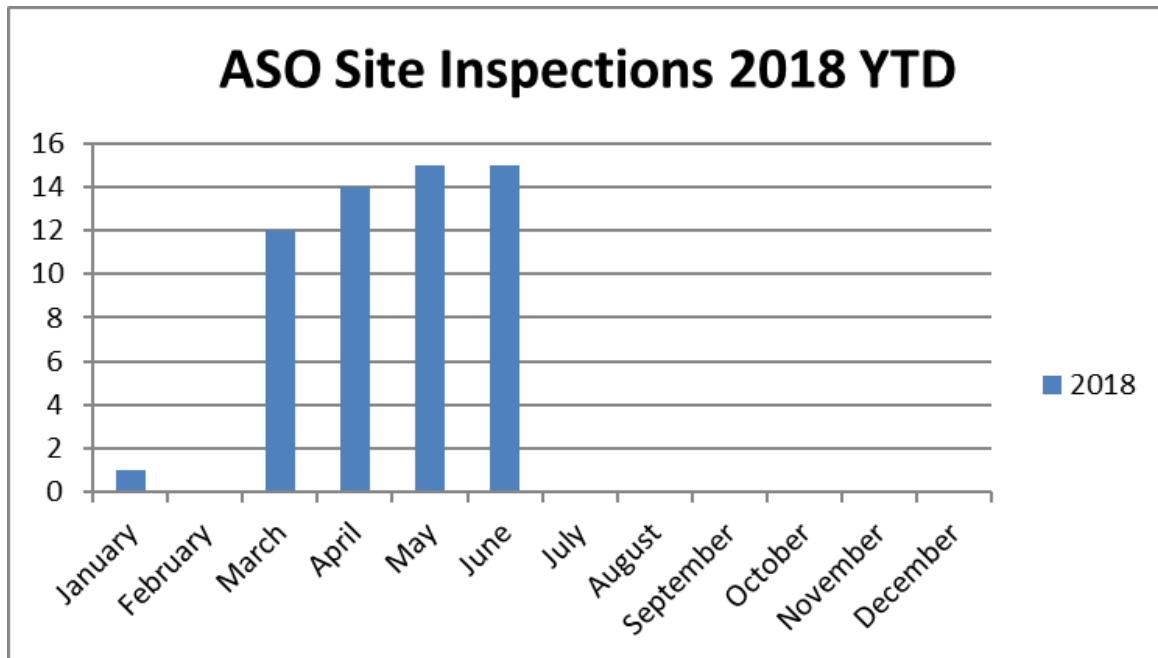
**ASO Statistics:**

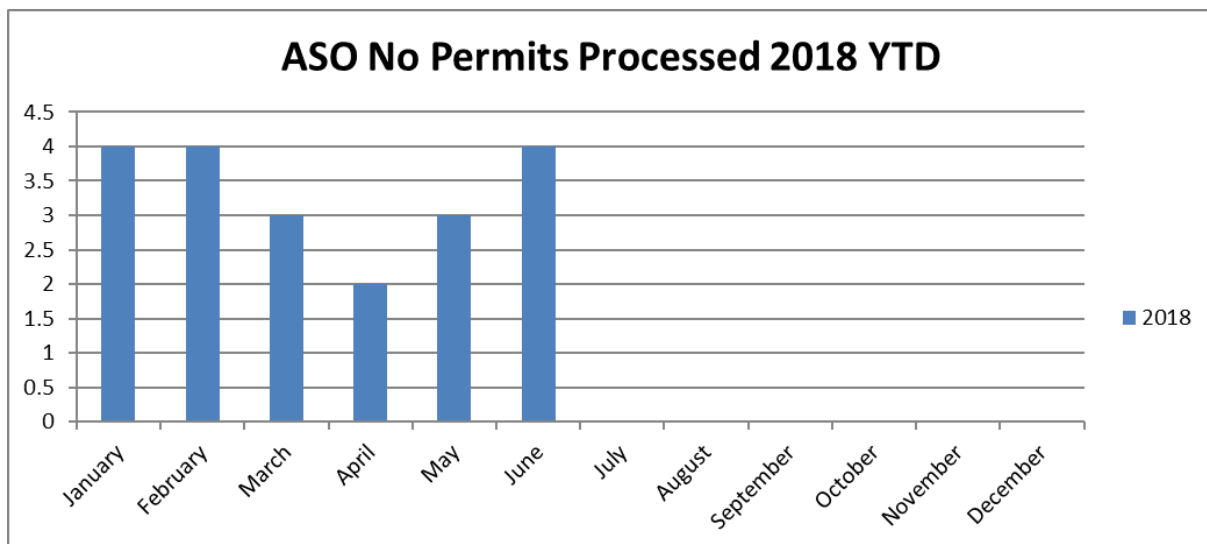
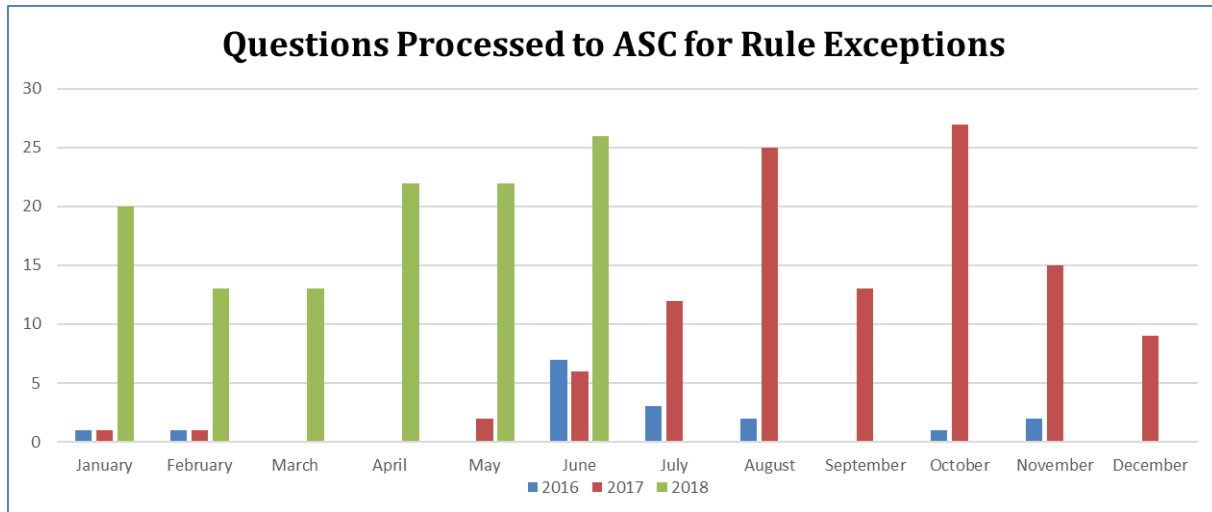


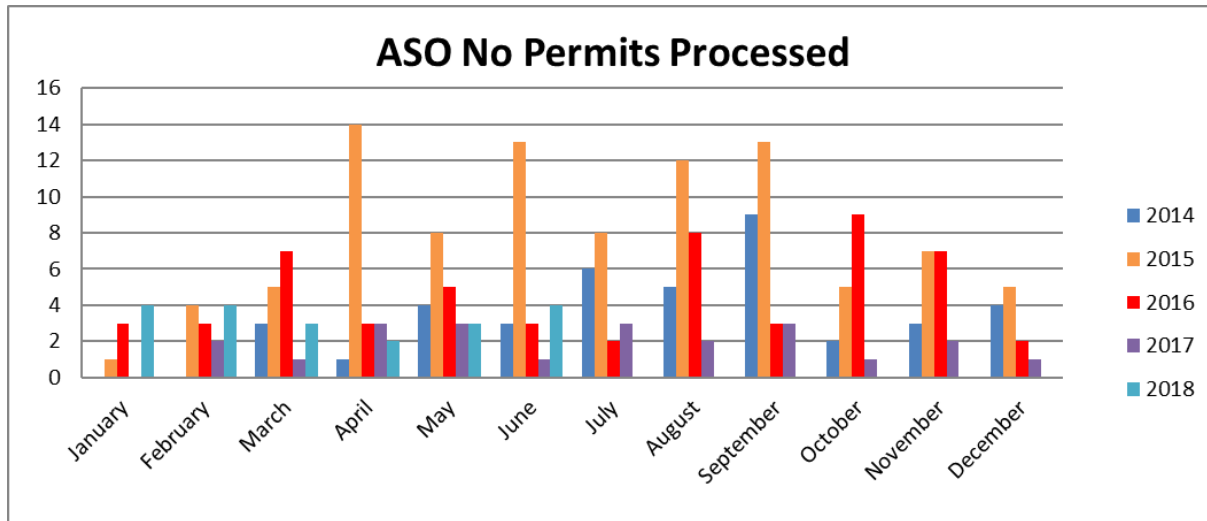












### Homeowner Inspection Program:

Home Inspections	Jun-18	YTD 2018	Projected for 2018	Jun-17	2017	2016	2015	2014
Realtor based			0			65	213	242
Street View Realtor based	26	111	200	24	226	137	0	0
Deed based			0			0	26	29
Street View Deed based	1	3	25		21	27	0	0
Grid based			250			1	84	125
Complaint	1	13	30	4	15	33	17	15
<b>Total</b>	<b>28</b>	<b>127</b>	<b>505</b>	<b>28</b>	<b>262</b>	<b>263</b>	<b>340</b>	<b>411</b>





<b>Passed</b>	<b>Jun-18</b>		<b>YTD 2018</b>	
Street View Realtor based	16	57%	89	70%
Street View Deed based	1	4%	2	2%
Grid based				
Complaint			1	
<b>Minor Repairs</b>				
Street View Realtor based	9	32%	22	17%
Street View Deed based			1	1%
Grid based				
Complaint	1	4%	8	6%
<b>Major Repairs</b>				
Street View Realtor based	1	4%	1	1%
Street View Deed based				0%
Grid based				
Complaint			3	2%

<b>Re-Inspections</b>	<b>Jun-18</b>		<b>YTD 2018</b>		<b>Actual 2017</b>	<b>Actual 2016</b>
Realtor based			30	55%		192
Street View Realtor based	2		18	33%		8
Deed based			2	4%		24
Street View Deed based			2			
Grid based			2	4%		35
Complaint			1	2%		51
<b>Total</b>	<b>2</b>		<b>55</b>			<b>310</b>



<b>Passed</b>	<b>Jun-18</b>		<b>YTD 2018</b>	
Realtor based			12	22%
Street View Realtor based	2	100%	8	15%
Deed based		0%	1	2%
Street View Deed based			1	2%
Grid based				
Complaint			1	2%
<b>Minor Repairs</b>				
Realtor based			8	15%
Street View Realtor based		0%	5	9%
Deed based				
Street View Deed based				
Grid based				
Complaint				
<b>Major Repairs</b>				
Realtor based			8	15%
Street View Realtor based		0%	3	5%
Deed based				
Street View Deed based				
Grid based		0%	2	4%
Complaint				
<b>Held In Abeyance</b>				
Realtor based				
Street View Realtor based			2	4%
Deed based				
Street View Deed based			1	2%
Grid based				
Complaint				



**Covenants Statistics:**

<b>June</b>	Comment/Concern/Opinion	2
	Garbage Spill	1
	Noxious Activity (Loud Party)	4
	Animal Control	5
	Lighting	1
	Storage	15
	Parking	5
	Vehicle/Commercial	2
	Non-Covenants - Question/Comment	3
	Dilapidated Vehicle	1
<b>June Total</b>	<b>(Actual Violations: 25)</b>	<b>39</b>

<b>Complaint Source</b>	<b>2017</b>	<b>2018</b>
Staff	105	29
OneStop	82	54
Email	39	19
In Person at ASO	11	8
Telephone	11	22
Forestry	3	2
<b>Grand Total</b>	<b>251</b>	<b>134</b>

<b>Monthly Count</b>	<b>2017</b>	<b>2018</b>
January	0	23
February	2	15
March	12	27
April	8	15
May	7	15
June	32	39
July	52	
August	33	
September	38	
October	14	
November	33	
December	0	
<b>Grand Total</b>	<b>231</b>	<b>134</b>



	June	YTD	Previous Month
<b>2018</b>	39	134	15
<b>2017</b>	32	61	7
<b>2016</b>	1	12	7
<b>2015</b>	1	10	0