



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

### ASO:

There were 26 applications submitted in September compared to 46 in August, 45 projects in July, 37 in June, 42 in May, 23 in April, 21 in March, and less than 28 project applications submitted in September 2017. There were 3 major, 6 minors with neighbor notification, 3 minors, and 14 maintenance projects.

There were 30 permits issued in September compared to 33 August, 41 in July, 34 in June, 43 in May, 21 in April, and four in March. There were 2 major projects, 5 minor projects with notification, 7 minor projects, and 16 maintenance projects issued permits. Currently there have been 272 applications submitted and 222 permits issued.

There were 18 revisions reviewed by the ASC Chair in September, compared to 14 in August, 19 in July, 13 in June, 23 in May, 7 in April, and 6 in June 2017. Currently there have been 120 revisions where 2017 there had been only 66 currently.

There were 8 site inspections conducted in September of which 2 failed. There were 8 final inspection conducted in September, of which two failed. There were only 3 maintenance projects closed in September.

There were 23 questions from members to the ASC one-member review for rule exceptions in September, compared to 33 in August, 17 in July, 26 in June, 22 in May, 24 in April, and 13 in March. There were 13 questions regarding rule exception in September 2017.

There has been a total of 27 house projects reviewed by the committee so far for 2018.

### Homeowner Inspection Program:

There were 30 Homeowner Inspection conducted in September, of which 2 were re-inspections. A total of 26 out of 28 inspections requested by realtors and 2 were complaint-based inspections. There were 2 re-inspections were one complaint-based inspection passed and one street view realtor inspection still had minor repairs still outstanding.

### Covenants:

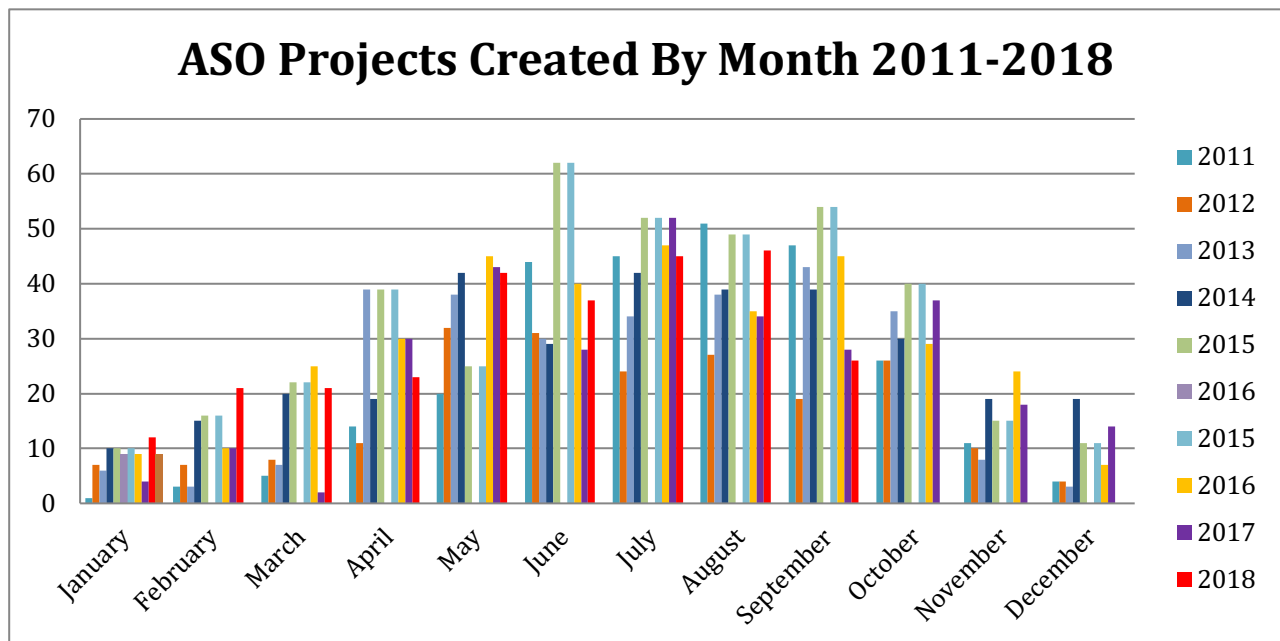
The Covenants Committee meeting was held in September with 11 hearings (2 forest health, 6 fire safety, 1 noxious activity, 2 fire safety for fire pits.). The committee reviewed and approved the August Meeting Minutes discussed the Committee Code of Conduct, Golf Course Rules and

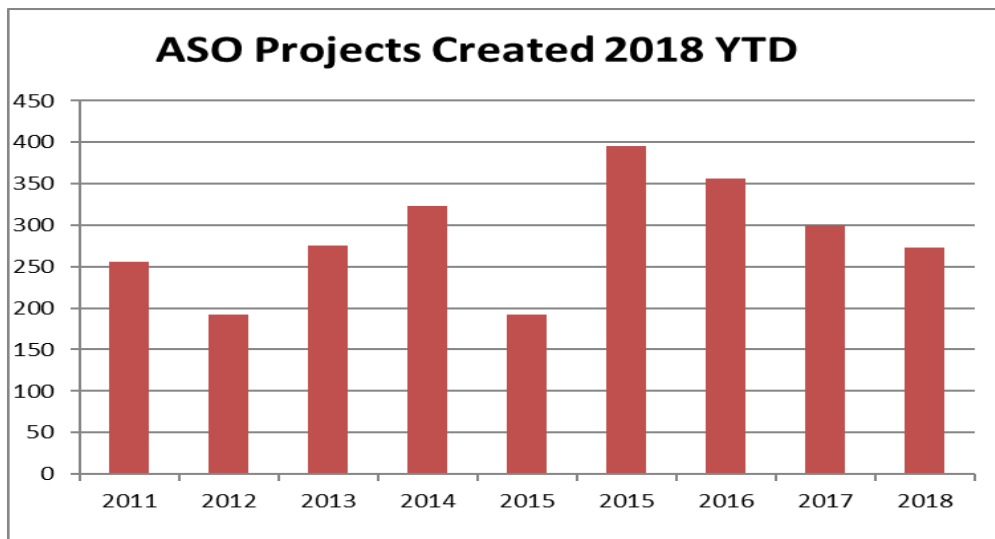
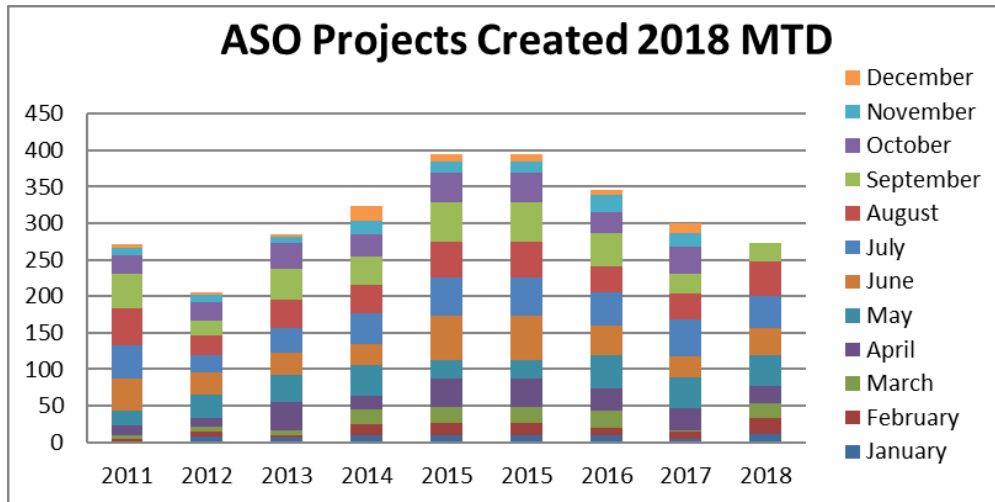


Enforcement, New Resolutions for Noise, Light Pollution and Business Activities, and Hearing Processing and Timing of Hearings.

There were 78 complaints were received in September of which 58 were violations and 18 were STR related. This compares to 53 complaints filed in August (31 violations) 69 complaints in July (41 violations), 39 in June (25 violations), 15 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 33 complaints in August the previous year. Year to date there are 256 complaints received, compared to 146 this time last year in 2017.

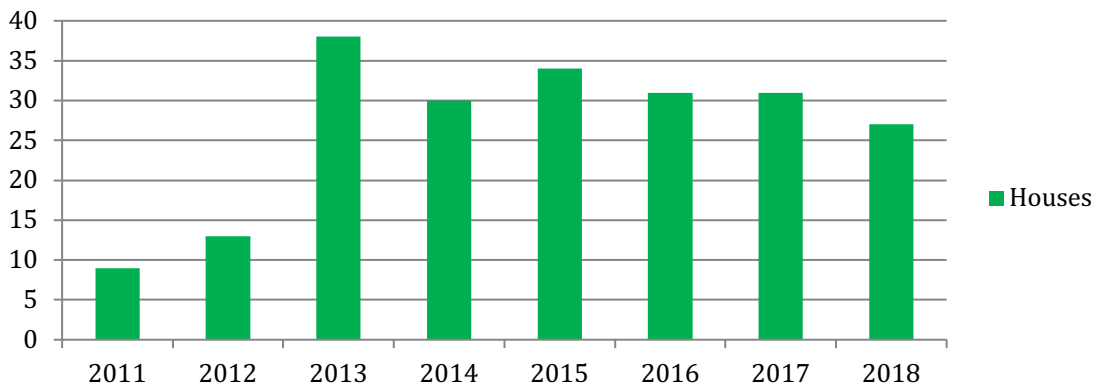
**ASO Statistics:**



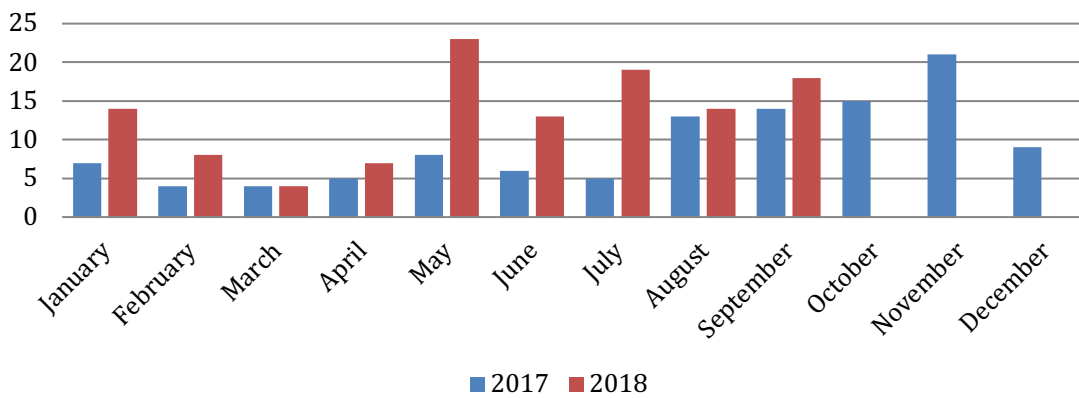




## 2018 ASO House Projects

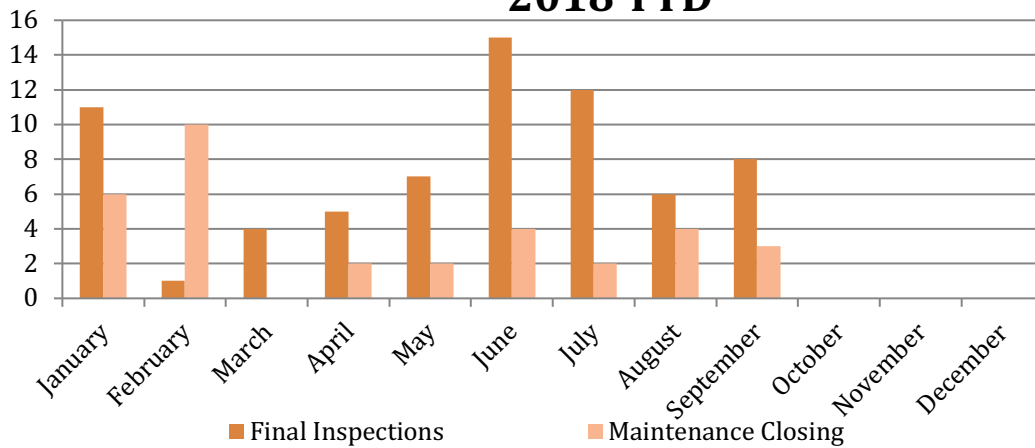


## ASO Project Revisions 2018 MTD

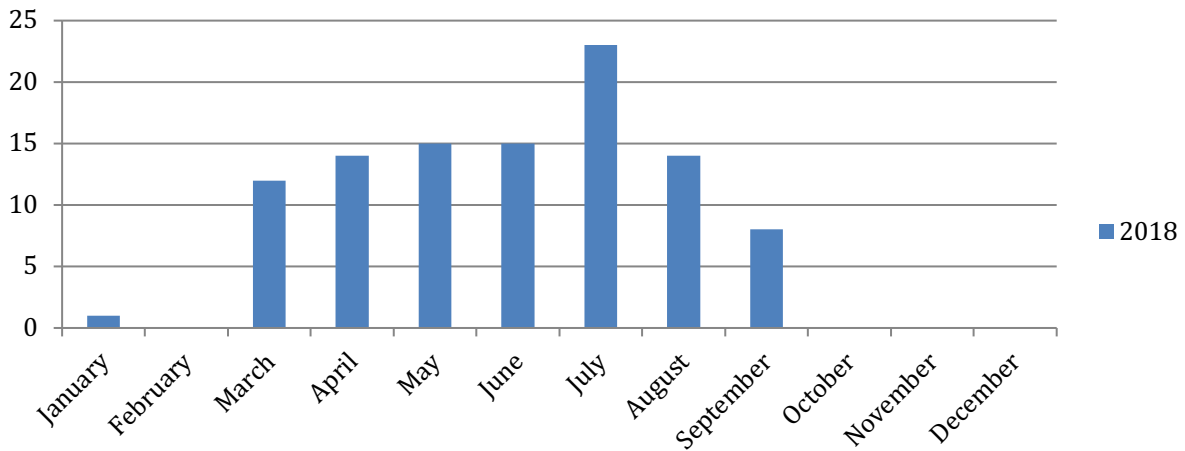


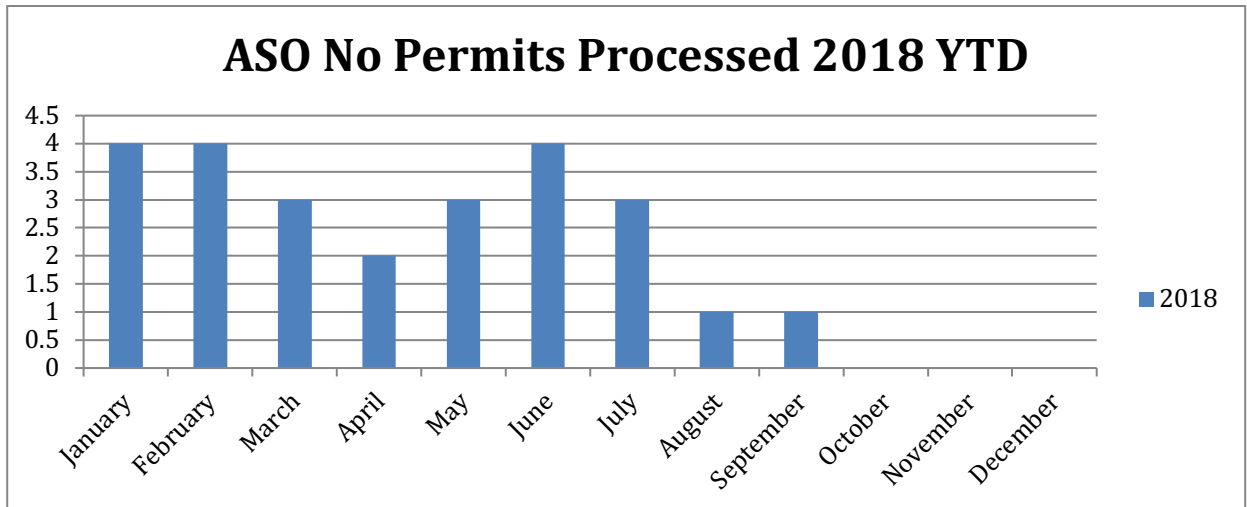
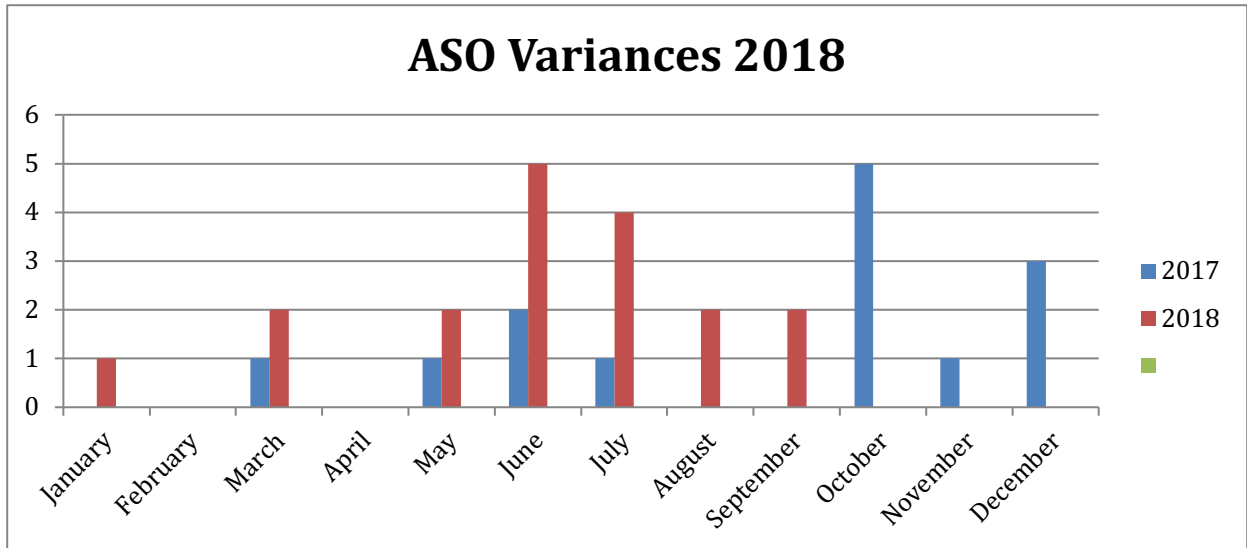


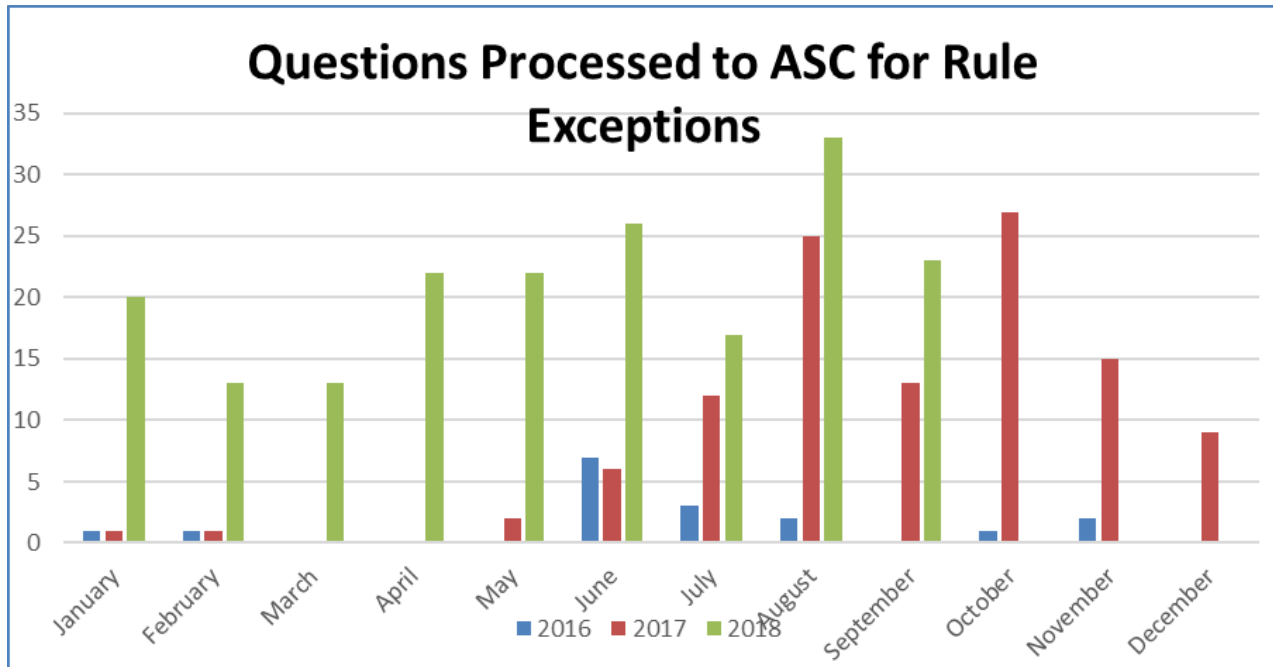
### ASO Final Inspections/Maintenance Closing 2018 YTD



### ASO Site Inspections 2018 YTD







**Homeowner Inspection Program:**

Home Inspections	Sep-18	YTD 2018	Projected for 2018	Jun-17	2017	2016	2015	2014
Realtor based			0			65	213	242
Street View Realtor based	26	191	200	24	226	137	0	0
Deed based			0			0	26	29
Street View Deed based		9	25		21	27	0	0
Grid based			250			1	84	125
Complaint	2	23	30	4	15	33	17	15
<b>Total</b>	<b>28</b>	<b>223</b>	<b>505</b>	<b>28</b>	<b>262</b>	<b>263</b>	<b>340</b>	<b>411</b>

Passed	Sep-18	YTD 2018



Street View Realtor based	18	64%	147	66%
Street View Deed based		0%	8	4%
Grid based				
Complaint			1	
<b>Minor Repairs</b>				
Street View Realtor based	6	21%	40	18%
Street View Deed based			1	0%
Grid based				
Complaint	1	4%	15	7%
<b>Major Repairs</b>				
Street View Realtor based	2	7%	3	1%
Street View Deed based				0%
Grid based				
Complaint	1	4%	6	3%

Re-Inspections	Sep-18		YTD 2018		Actual 2017	Actual 2016
Realtor based			30	22%		192
Street View Realtor based	1		97	70%		8
Deed based			2	1%		24
Street View Deed based			2			
Grid based			2	1%		35
Complaint	1		6	4%		51
<b>Total</b>	<b>2</b>		<b>139</b>			<b>310</b>

<b>Passed</b>	<b>Sep-18</b>	<b>YTD 2018</b>
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Realtor based			12	9%
Street View Realtor based		0%	56	40%
Deed based		0%	1	1%
Street View Deed based			1	1%
Grid based				
Complaint	1	50%	4	3%
<b>Minor Repairs</b>				
Realtor based			8	6%
Street View Realtor based	1	50%	28	20%
Deed based				
Street View Deed based				
Grid based				
Complaint				
<b>Major Repairs</b>				
Realtor based			8	6%
Street View Realtor based		0%	9	6%
Deed based				
Street View Deed based				
Grid based		0%	2	1%
Complaint				
<b>Held in Abeyance</b>				
Realtor based				
Street View Realtor based			2	1%
Deed based				
Street View Deed based			1	1%
Grid based				
Complaint				

**Covenants Statistics:**



<b>September</b>	Comment/Concern/Opinion	2
	Garbage Spill	8
	Noxious Activity (Loud Party)	5
	Noxious Activity (Trespass)	2
	Animal Control	1
	Lighting (After August 24 Rule Change)	13
	Storage	13
	Non-Covenants - Question/Comment	1
	Fire Safety	7
	Business Activities	1
	Noise	3
	Camping	2
	Forestry Defensible Space	2
	Parking	17
	Commercial Vehicles	1
September Total	<b>Actual Violations: 58) (STR Complaints: 18)</b>	78

Monthly Count	2017	2018
January	0	23
February	2	15
March	12	27
April	8	15
May	7	15
June	32	39
July	52	69
August	33	53
September	38	78
October	14	
November	33	
December	0	
<b>Grand Total</b>	<b>231</b>	<b>334</b>

Complaint Source	2017	2018
Staff	105	53



OneStop	82	86
Email	39	105
In Person at ASO	11	17
Telephone	11	61
Forestry	3	3
<b>Grand Total</b>	<b>251</b>	<b>325</b>