

WALDEN WOODS

September 2019 Standards Committee Minutes

HOME OWNERS FORUM

Summary: 4 HO attended and spoke at Unit Owners Forum (3 were for letters received)

31 KNN – Need approval letter from Elite – no one can seem to find it. Given 30 days – no fines and will review again on October 01. Also, looking at the Declaration so she has everything that is needed.

127 Pierce Blvd. – Door painting letter and fines. HO states Sherwin Williams Buttercup Beige was used. SC needs picture of current door and actual paint color number. No fines to begin until this information is provided and SC can make a determination.

88 Pierce Blvd. – AAI needs to be submitted and approved. Given a 10/07 deadline to complete work. No fines pending that date.

AAI Form Changes – HO asks that if there are any further changes to AAI Form, it comes before Notice and Hearing and follow Document procedure for changes.

OLD BUSINESS

Spreadsheet – everything is caught up and in the mailbox

Political Signs discussion – Reviewed suggestions from Conservancy attorney and will be taken into consideration when updating the document. It will be sent to the Documents Committee for final.

Doorbell – There will only be a rule requiring an AAI for Duplex and Town Homes and will be in that section. Must be placed in existing slot, no additional holes, etc. Anticipate the Village will also need an AAI. Woodmoor and Pond Ridge will not require an AAI.

Unit Numbers – resident numbers must be visible from the right and the left according to Town Ordinance. TH will be putting their standards together for this.

Security Cameras – tabled

NEW BUSINESS

614 TC – Mailbox – as per letter sent to Elite, have HO submit AAI for new mailbox. No fines - HO needs to be sent a letter asking for the new AAI and action to replace by October 7th.

334 ML – Denied and requesting more information from HO.

Other Items

- Reconfirmed Property Manager will be responsible for the Final Inspection
- PM should not notify Contractor ahead of the approval letter going out to HO
- Flow chart – SC Responsibilities end at recommending the fines. It is the Conservancy Board's responsibility to enforce the fines.