

## 2020 GRAND OAKS ARCHITECTURAL COMMITTEE REPORT:

The Architecture Committee communicates on a near weekly basis about the needs of our Grand Oaks community. Throughout 2020, the majority of our applications were submitted for exterior painting, new fences and front yard landscaping.

As it pertains to painting, most applications were submitted to paint the house in its current color scheme, which was often the original color scheme. A few new color schemes have been approved as the Committee works to update the community based on more recent exterior colors seen throughout the city in new residential developments. One of our committee members is a real estate agent who specializes in working with single-family developers and homebuilders and has extensive knowledge about the market, updated color schemes, and what is affecting the sales of homes across our area.

While not everyone will agree with the committee's decisions, we certainly feel that the committee has not allowed any drastic changes to our current color palette. With that said, we are also open to introducing updated color schemes and will consider applications that enhance the overall value of our community.

Perhaps the most debated applications deal with arbitrary items that eventually make their way to our committee. The goal of the committee is to allow the homeowner flexibility while still honoring the HOA CC&R's, the original design of the neighborhood and taking into account how changes will affect surrounding homeowners. Some of these applications have put forth items that are not necessarily covered by the CC&R's. As a result, our committee tries our best to find the right balance between upholding the aesthetics of the community, the intent of the CC&R's, and the goal of the homeowner. This year in particular, we have had many discussions about how to move the neighborhood forward in terms of current design and trends. The committee's goal is to find balance between the original design of the community while allowing homeowner's the ability to make changes to their home that are more reflective of current design trends.

One of the most pressing matters can be when homeowners make changes to their property (landscaping, fencing, roofing, etc.) and then submits applications after-the-fact. This can be problematic for many reasons. The most obvious is that the homeowner is required to receive approval from the HOA for certain changes. In addition, when a homeowner submits an application after the changes have taken place, that has sometimes resulted in a rejected application because the changes did not meet the guidelines of the CC&R's. This can result in additional expense to the homeowner who now must make changes in order to comply with the CC&R's in addition to any fines assessed by the HOA (something that the Architecture Committee is not involved in). We sincerely and genuinely want to work with all of our neighbors, but seeking prior approval is required and can often alleviate future expenses in advance because the committee will give suggestions to the homeowner so that they are in compliance with the CC&R's.

Like every year, it is extremely beneficial to the homeowner and the committee if applications are properly submitted to the staff at CAM. That means paint samples are clearly scanned, the application properly designates where each color will go, and there is no ambiguity in the desire of the homeowner. This prevents applications from being returned to be filled out again and will prevent the committee from rejecting an application because it has not been properly submitted.

The Architecture Committee (along with the other committees and the rest of the HOA) is a small group of volunteers who do our best to serve our community and help keep the community's standards. We are certainly not perfect. While some decisions may not sit well with someone in our community or please every homeowner at every time, we do our best to balance the intent of the homeowner with the Grand Oaks CC&R's.