

ARC Report to Directors July 3, 2019

Highlights/Overview of Activity from 6/1/19 – 7/3/19

Email: teoa.arc@gmail.com – Next Meeting Date – July 13, 2019

Reminder: If you are listed in Open Files and your project is done, contact us for an inspection.

Applications	Activity/Submissions since Last Report
New Homes & Additions (\$1,000 Security Deposit Required)	
*Dock Work, Boat Lift (\$500 Security Deposit Required), Dredging, Rip-rap.	Payne, 840 Island Point, Ph 2, Lot 42, Dock work, Approved
*Miscellaneous: Decks, porches, exterior lighting, Tree removal/replacement, landscaping, athletic equipment, awnings, mailboxes, patios, playhouses, landscape lighting, etc. (See ARC Guidelines 1-1.5) A \$500 Security Deposit <u>May Be</u> required)	Blaiss, 317 Lake Estate, Ph 2, Lot 80, Porch Enhancement, Approved Bartman, 449 Lake Estate, Ph 3, Lot 58, Window Replacement, Approved Conrad, 108 Bass, Ph 3, Lot 43, gravel walk, Submitted Hopkins, 120 Water Links, Ph 1, Lot 6, Patio Screen Replacement, Approved Remick, 872 Island Point, Ph 2, Lot 54, Trim work, Approved
Pools, concrete work, roofing, projects requiring use of special or heavy equipment (A \$500 Security Deposit is Required).	Stevens, 123 Water Links, Ph 1, Lot 27, New Roof, Approved*
This amount may be increased based on contractor's past record for compliance w/Timberlake Documents.	W/Stipulations or waiting on deposit and/or additional documentation

Summary of Files Closed since last report:

Baker, 836 Island Point, Ph 2, Lot 41, 2 Trees Removed
 Brown, 405 Lake Estate, Ph 3, Lot 46, Deck Refurbish Completed
 Christiansen, 633 Webster, Ph 3, Lot 8, Contractor Painting Home, **Approved & Closed**
 Clarke, 857 Island Point, Ph 2, Lot 66, Garage Doors Changed
 Davis, 873 Island Point, Ph 2, Lot 62, Retractable Awning added to rear deck, **Approved & Closed**
 McClure, 621 Webster, Ph 3, Lot 5, new roof completed
 Montgomery, 717 Bridgescreek, Ph 2, Lot 73, New Garage Door installation finished
 Remick, Retractable Awning, **Approved & Closed**

Owner/Builder Fines/infractions: -0-

Summary: New Homes under Construction or Pending Punch-List Completion:

1. Clemmensen – Magnolia- 625 Webster- Ph 3- Lot 6, bricking, final landscape plan Approved. Final Punch list was issued 6/1/19, and we are still waiting for compliance.
2. Great Southern Homes Spec., 345 Lake Estate-Ph 3- Lot 36 – Final landscape plan Approved. No response to memorandum listing items that needed correction.
3. Great Southern Homes, Shealy, 349 Lake Estate-Ph 3-Lot 37 – Punch-List report issued 4/15/19. Punch-list Reminder issued 5/22/19. We still have had no response to the punch-list issued in April.

4. Hicks, 721 Bridgecreek, Ph 2, Lot 72, New Home, **Approved** w/stipulations* additional tree approved for removal. Foundation in.

Other Projects -Open/ Under Construction:

Alaimo, 860 Island Pt., Ph2, Lot 51, Tree Removal & stump grinding
Alumbaugh, 617 Webster, Ph 3, Lot 4, Deck Repair
Bueno, 405 Little Key, Ph 2, Lot 107, Driveway Ramp
Bueno, New Roof, 405 Little Key, Ph 2, Lot 107
Clark, 857 Island Pt., Ph 2, Lot 66, New Roof
Clark, 104 Sundance, Ph 3, Lot 54, Gutter Installation
Clark, 104 Sundance, Ph 3, Lot 54/55, Trim repair/painting projects
Drake, 205 Putter Point, Ph 1, Lot 17, Tree Removal, rip-rap, and sod replacement
Duguay, 221 Lake Estate, Ph 2, Lot 113, trim changes
Duguay, 221 Lake Estate, Ph 2, Lot 113, landscaping* new plan approved 6/1/19
Duke, 637 Webster, Ph 3, Lot 9, Trim Work/painting
Emanuel, 209 Old Summer Place, Ph 3, Lot 75, Gazebo Repair
Esposito, 204 Old Mill, Ph 3, Lot 90, Tree Removal /stump grinding
Fergusson, 301 Lake Estate, Ph2, Lot 83 Landscaping
Hall, 881 Island Point, Ph 2, Lot 60, Dock Refurbish
Hankins, 116 Water Links, Ph 1, Lot 5, Landscaping Project
Jones, 260 Lake Estate, Ph 2, Lot 14, Pool – approval expired, final inspection July 13 2019
King, Lake Estate, Ph 2, Lot 3, Landscape, Deck Modified, Drainage, Trees removal/replacement
Kret, 888 Island Point, Ph 2, Lot 57, Removal/ Replacement of 2 trees
Lind, 213 Putter Point Ct., Ph 1, Lot 15, Removal of Leaning tree
Lind, 213 Putter Point, Ph 1, Lot 15, Window/door Replacement Project
Matula, 109 Deerwater, Ph 3, Lot 28, New Roof, stucco work and gutters
McCay, 453 Lake Estate, Ph 3, Lot 59, Dock Refurbish
McClure, 621 Webster, Ph 3, Lot 5, Dock Refurbish*
Mize, 916 Lake Spur, Ph 2, Lot 47, Re-Tile Upper Deck resurface
Montgomery 717 Bridgecreek, Ph 2, Lot 73, Remove Damaged Tree/Replace
Montgomery 717 Bridgecreek, Ph2, Lot 73, Storm Drain work
Odell, 641 Webster, Ph 3, Lot 10, Removal of dead tree
Odell, 641 Webster, Ph 3, Lot 10, Deck, railings and porch project
Rhodes, 613 Webster, Ph 3, Lot 3, Boat Lift
Scott, 841 Island Pt., Ph 2, Lot 70, Replacing (7) Windows
Sharps, 889 Island Point, Ph 2, Lot 58, Replace rear sliding doors and resurface rear deck
Sharps, 889 Island Point, Ph 2, Lot 58, Landscaping improvements
Shealy 349 Lake Estate, Ph3, Lot 37, Lamp Post
Stover, 208 Lake Estate, Ph 2, Lot 1, Patio Extension, inspection July 13
Stover, 208 Lake Estate, Ph 2, Lot 1, Landscaping Project, inspection July 13
Taylor, 200 Old Summer, Ph 3, Lot 81, Generator installation and HVAC Screening
Tripptree, 509 Rambleswood, Ph2, Lot 98, new Pool Plan resubmitted & approved 6/1/19
Tyler, 864 Island Pt., Ph 2, Lot 52, Tree Removal/stump grinding
Williams, 233 Lake Estate, Ph 2, Lot 110, diseased tree removal/install drain
Williams, 233 Lake Estate, Ph 2, Lot 110, Dock Refurbish, enclose porch, paint stairs white
Wooten, 140 Links, Ph 1, Lot 11, Remove 2 trees to install deck extension/brick grill/ fire pit

Administrative Issues: Next meeting date July 13, 2019

The Committee: Tom Williams, Paul Thomas, Quentin Hopkins, Don Tyler, Tom Remick