

ARC Report to Directors December 7, 2019

Highlights/Overview of Activity from 11/2/19 – 12/7/19

Email: teoa.arc@gmail.com – Next ARC Meeting – January 4, 2020

When your project is finished, contact us for an inspection.

Applications	Activity/Submissions since Last Report
New Homes & Additions (\$1,000 Security Deposit Required*)	Greiner, 440 Lake Estate, Ph 3, Lot 64, Approved
Dock Work, Boat Lift (\$500 Security Deposit Required*), Dredging, Riprap.	Drake, 205 Putter Pointe, Ph 1, Lot 17, Boatlift, Approved Hahn, 457 Lake Estate, Ph 3, Lot 60, Deck refurbish, 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	Clemmensen, 625 Webster, Ph 3, Lot 8, Replace dock steps with ramp, Approved Fergusson, 301 Lake Estate, Ph 2, Lot 84, Gutter installation and tree work, Approved
Pools, concrete work, roofing, projects requiring use of special or heavy equipment (A \$500 Security Deposit is Required).	Drake, 205 Putter Pointe, Ph 1, Lot 17, New Roof, Approved Zachariah, 109 Bass, Ph 3, Lot 39, Pool Installation, Not Approved*
This amount may be increased based on contractor's past record for compliance w/Timberlake Documents.	W/Stipulations - waiting on deposit and/or additional documentation

Summary of Projects Completed and Files Closed since last report on 11/2/19

Bagdasarian, 441 Lake Estate, Ph 3, Lot 56, Hot Tub installed
 Barrett, 612 Webster, Ph 3, Lot 26, Pool Decking changed to pavers
 Bueno, 405 Little Key, Ph 2, Lot 107, Driveway Ramp installed
 Combs, 116 Bass, Ph 3, Lot, 41, Tree Work completed
 Conrad, 108 Bass, Ph 3, Lot 43, New Roof, completed
 Conrad, 108 Bass, Ph 3, Lot 43, gravel/stone walkway installed
 Duguay, 221 Lake Estate, Ph 2, Lot 113, landscaping, tree removal and trim changes completed
 Hinton, 112 Bass, Ph 3, Lot 42 Hardie Plank Painted
 Hinton, 112 Bass, Ph 3, Lot 42, Tree Work completed
 Lind, 213 Putter Point, Ph 1, Lot 15, Window/door Replacement Project
 Mead, 107 Water Links, Ph 1, Lot 31, Diseased/dead tree removal completed
 Tripptree, 509 Ramblewood, Ph 2, Lot 98, Driveway Repair completed
 Williams, 233 Lake Estate, Ph 2, Lot 110, River Rock installed

Owner/Builder Fines/infractions: -0-

New Homes under Construction or Pending Punch-List Completion:

1. Great Southern Homes Spec. Home, 345 Lake Estate, Ph3, Lot 36. There are still punch-list items outstanding since July, 2019. Additional plantings approved in the rear of the property, 9/13/19. GSH approved to add screen porch to back of home 11/2/19. Closing scheduled for late this month.
2. Hicks, 721 Bridgecreek, Ph 2, Lot 72, New Home - Color changes approved on Trim – inside work and siding installation continues.

Other Projects -Open/ Under Construction:

Alumbaugh, 617 Webster, Ph 3, Lot 4, Deck Repair
Bueno, 405 Little Key, Ph 2, Lot 107, New Roof
Christiansen, 633 Webster, Ph 3, Lot 8, Rain Escape Deck System
Clark, 104 Sundance, Ph 3, Lot 54, Gutter Installation
Clark, 104 Sundance, Ph 3, Lot 54/55, Trim repair/painting projects
Duke, 637 Webster, Ph 3, Lot 9, Landscape/Sod Project
Duke, 637 Webster, Ph 3, Lot 9, Trim Work/painting
Fergusson, 301 Lake Estate, Ph2, Lot 83 Landscaping
Gallman, 144 Water Links, Ph 1, Lot 12, Tree Work
Hogan, 620 Webster, Ph 3, Lot 24, Deck/Dock Work
Martin, 512 Ramblewood, Ph 2, Lot 89, New Roof
McClure, 621 Webster, Ph 3, Lot 5, Dock Refurbish*
Montgomery 717 Bridgecreek, Ph 2, Lot 73, Remove Damaged Trees/Replacement
Montgomery 717 Bridgecreek, Ph2, Lot 73, Storm Drain work
Odell, 641 Webster, Ph 3, Lot 10, landscaping and drive extension
Pittman, 861 Island Point, Ph 2, Lot 65, Tree work completed
Sharps, 889 Island Point, Ph 2, Lot 58, replace rear sliding doors
Shea, 148 Water Links, Ph 1, Lot 13, Painting Home*
Tyler, 864 Island Pt., Ph 2, Lot 52, stump grinding
Wagner, 220 Lake Estate, Ph 2, Lot 4, Addition
West, 849 Island Point, Ph 2, Lot 68, Boatlift and PWC lifts*

Administrative Issues: The next ARC meeting – January 4, 2020

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