

ARC Report to Directors June, 2021
 Highlights/Overview of Activity from – May 12 – June 12, 2021
 Email: teoa.arc@gmail.com – next meeting July 10, 2021
When a project is finished, contact us for a final inspection

Application Categories	Activity/Submissions Since Last Report
New Homes & Additions (\$1,000 Security Deposit Required**))	Steele/Gallup & Lafitte, 828 Island Point, Ph 2, Lot 39, New Home, Approved* Vvw Development, Spec Home, 101 Water Links, Ph 1, Lot 33, New Home, Approved*
Dock Work, Boat Lift (\$500 Security Deposit Required**) Dredging, Riprap.	
*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).**	Berman, 112 Water Links, Ph 1, Lot 4, Generator installation, Approved Drake, 205 Putter, Ph 1, Lot 17, Paint House, Approved Fordham, 271 Lake Estate, Ph 2, Lot 86, Pool Fence, Approved* Huddle, 132 Water Links, Ph 1, Lot 9, Tree Work/ landscaping, Approved Stickney, 108 Bass, Ph 3, Lot 43, Tree Work, Approved Bob Shea, 127 Water Links, Ph 1, Lot 26, Tree Work Approved Wade, 436 Lake Estate, Ph 3, Lot 65, Sliding Door replacement, Approved Westfall, 845 Island Point, Ph 2, Lot 69, Tree Work, Approved Williams, 233 Lake Estate, Ph 2, Lot 110, Landscaping Project, Approved
Pools, concrete work, roofing, projects requiring use of special or heavy equipment (A \$500 Security Deposit is Required).**	Simmons, 326 Lake Estate, Ph 3, Lot 97, New Roof, Approved
**This amount may be increased based on contractor's past record for compliance w/Timberlake Documents.	*waiting for deposit and/or additional information, or pending verification of stipulations.

Summary of Projects Completed/Inspected/ Files Closed since last report:

Church, 601 Webster, Ph 2, Lot 85, French drain installation completed
 Christiansen, 633 Webster, Ph 3, Lot 8, tree removal withdrawn
 Fortanbary, 113 Sundance, Ph 3, Lot 51, Paver Project, completed
 Kesterson, 228 Lake Estate, Ph 2, Lot 6, Generator installation and new roof completed
 McMahan, 128 Water Links, Ph 1, Lot 7/8, landscaping repair completed
 Osborne, 876 Island Point, Ph 2, Lot 55, Under-decking Project completed
 Sandifer, 409 Little Key, Ph 2, Lot 106, Painting Project done, door/shutters/trim/columns
 Shea, 127 Water Links, Ph 1, Lot 26 – Re-sod lawn with Zoysia, stone path done
 Tyler, 864 Island Point, Ph 2, Lot 52, New Roof completed

Vanvollenhoven, 109 Old Mill, Ph 3, Lot 85, Landscaping project done
Westfall, 845 Island Point, Ph 2, Lot 69, Tree Work completed

Owner/Builder Fines/infractions:

New Homes under Construction or Pending Punch-List Completion:

Buttle/Dick Wohlers Homes, 445 Lake Estate, Ph 3, Lot 57 – -new brick – approved; new window trim approved w/stipulations; roofing and dry wall completed, brick installation in progress; dock – color change approved; final landscape plan **approved**; drywall completed.

Henry/Henry Builders Inc. 151 Water Links, Ph 1, Lot 20, windows in/house enclosed

Voelker/H.H. Howell Homes, LLC, 104 Bass, Ph 3, Lot 44, Final Approval, lot cleared – 8 new trees will be planted.

Other Projects -Open/ Under Construction:

Buttle, 445 Lake Estate, Ph 3, Lot 57, Dock & Boatlift*
Buttle, 445 Lake Estate, Ph 3, Lot 57, Pool
Bueno, 405 Little Key, Ph 2, Lot 107, Tree Work
Buttle, 445 Lake Estate, Ph 3, Lot 57, Pool*
Carey, 528 Ramblewood, Ph 2, Lot 93, tree work
Combs, 116 Bass Pointe, Ph 3, Lot 41, boatlift
DelleBovi, 413 Lake Estate, Ph 3, Lot 47, tree work*
Drake, 205 Putter Point, Ph 1, Lot 17, lakeside landscape/hardscape*
Drake, 205 Putter Point, Ph 1, Lot 17, Landscape/accent lighting
Fordham, 271 Lake Estate, Ph 2, Lot 86, pool installation
Gallman, 144 Water Links, Ph 1, Lot 12, tree work
Greiner, 440 Lake Estate, Ph 3, Lot 64, Dock & Boatlift Application*
Hahn, 457 Lake Estate, Ph 3, Lot 60, boatlift will be adjusted to approved height per Agnew
Hicks, 721 Bridgecreek, Ph 2, Lot 72, tree work
Howard, 259 Lake Estate, Ph 2, Lot 102, swing-set ensemble
Jones, 629 Webster, Ph 3, Lot 7, Pool*
Kelly, 832 Island Point, Ph 2, Lot 40, and Pillar and crawl-space door change
Kelly, 832 Island Point, Ph 2, Lot 40, Tree Work
Kibler, 861 Island Point, Ph 2, Lot 65, Screen Porch Project
Kibler, 861 Island Point, Ph 2, Lot 65, Tree Work
Kletter, 108 Sundance, Ph 3, Lot 53, Addition*
Krett, 888 Island Point, Ph 2, Lot 57, Dock Refurbish
Landess, 208 Old Summer, Ph 3, Lot 79, landscape lighting
McClure, 621 Webster, Ph 3, Lot 5, deck repair/ upgrade project
McClure, 621 Webster, Ph 3, Lot 5, sod replacement project & tree work
McMahan, 128 Water Links, Ph 1, Lot 8, Tree Work
Moore, 868 Island Point, Ph 2, Lot 53, dock refurbish, updated 1/9/21
Payne, 840 Island Point, Ph 2, Lot 42, Tree Work
Pittman, 916 Lake Spur, Ph 2, Lot 47, Dock Refurbish
Rutstein, 345 Lake Estate, Ph 3, Lot 36, Tree work/replacement
Schloemp, 505 Ramblewood, Ph 2, Lot 99, Paint Front Door Black and deck railing repair
Sharps, 889 Island Point, Ph 2, Lot 58, replace rear sliding doors– on hold
Shelton/Damico, 401 Lake Estate, Ph 3, Lot 45, landscaping/drainage project
Shelton/Damico, 401 Lake Estate, Ph 3, lot 45, lightning strike repair/repaint exterior
Stellfox, 221 Lake Estate, Ph 2, Lot 113, Tree Work

Taylor, 200 Old Summer, Ph 3, Lot 81, Roof Work
Thies, 109 Sundance, Ph 3, Lot 50, tree work
Voelker 104 Bass, Ph 3, Lot 44, Dock and boatlift
Wagner, 220 Lake Estate, Ph 2, Lot 4, addition, outstanding punch-list items*
Williams, 233 Lake Estate, Ph 2, Lot 110, driveway replacement/drain
Zachariah, 109 Bass, Ph 3, Lot 39, pool installation and deck modification*
Zasadzinski, 616 Webster, Ph 3, Lot 25, remove chimney/ install sliding door, doors backordered.

Administrative Issues: Question re docks at the special meeting:

A review of ARC files showed the following: There are 132 waterfront lots with docks; 126 are built to TEOA standards – the idea being much as with our mailbox color/design – to tie our community together. The six that differ:

2 were built to different standards in the 1990s when our sub-division was under the control of the original developer.

1 dock was constructed without a builder submitting the proper application and without approval. Fines were levied and collected.

1 dock had an application submitted to change pressure treated boards to Trex. The ARC missed a note on an attachment that indicated aluminum handrails of a similar design would also be installed. When inspected, the ARC reluctantly accepted the type of pickets installed due to our oversight.

2 previously approved and correctly built docks (1997 when developer was in charge and 2005) have had modifications that were not submitted or approved by the ARC; however, we are not responsible for violations. That is the responsibility of the 2nd VP.

Next meeting July 10, 2021

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