

ARC Report to Directors May, 2021
 Highlights/Overview of Activity from – 4/13/21 – May 11, 2021
 Email: teoa.arc@gmail.com – *next meeting June 6, 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**)	<p>Steele/Gallup & Lafitte, 828 Island Point, Ph 2, Lot 39, New Home, Awaiting Resubmittal</p> <p>Voelker/H.H. Howell Homes, LLC, 104 Bass, Ph 3, Lot 44, Approved with stipulations*</p> <p>VVD Development, 101 Water Links, Ph 1, Lot 33, New Home Approval pending receipt of additional information and verification of submittal*</p>
Dock Work, Boat Lift (\$500 Security Deposit Required**) Dredging, Riprap.	<p>Greiner, 440 Lake Estate, Ph 3, Lot 64, Dock & Boatlift Application, Approved*</p> <p>Pittman, 916 Lake Spur, Ph 2, Lot 47, Dock Refurbish approved w/current rail design, Approved</p> <p>Voelker 104 Bass, Ph 3, Lot 44, Dock and boatlift, Approved*</p>
<p>*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).**</p>	<p>Bueno, 405 Little Key, Ph 2, Lot 107, Tree Work, Approved</p> <p>Fortanbary, 113 Sundance, Ph 3, Lot 51, Paver Project, Approved</p> <p>Kelly, 832 Island Point, Ph 2, Lot 40, Tree Work, Approved</p> <p>Kelly, 832 Island Point, Ph 2, Lot 40, and Pillar and crawl-space door change, Approved</p> <p>Kesterson, 228 Lake Estate, Ph 2, Lot 6, Generator installation, Approved</p> <p>Kibler, 861 Island Point, Ph 2, Lot 65, Tree Work Approved, Exterior Lighting, Not Approved</p> <p>Osborne, 876 Island Point, Ph 2, Lot 55, Under-decking Project, Approved</p> <p>Payne, 840 Island Point, Ph 2, Lot 42, Tree Work, Approved</p> <p>Sandifer, 409 Little Key, Ph 2, Lot 106, Painting Project, door, shutters, trim, columns, no color change, Approved</p>

	Schloemp, 505 Ramblewood, Ph 2, Lot 99, Paint Front Door Black and deck railing repair, Approved Stellfox, 221 Lake Estate, Ph 2, Lot 113, Tree Work, Approved
Pools, concrete work, roofing, projects requiring use of special or heavy equipment (A \$500 Security Deposit is Required).**	Kesterson, 228 Lake Estate, Ph 2, Lot 6, New Roof, Approved* Taylor, 200 Old Summer Place, Ph 3, Lot 81, Roof Repair, 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:

Banta/Morales, 105 Bass, Ph 3, Lot 38, Hot Tub Installation
Hogan, 620 Webster Point, Ph 3, Lot 24, Stain/paint front door and railings, **Approved&Closed**
Martin, 512 Ramblewood, Ph 2, Lot 89, Dock Work
Oswald, 309 Lake Estate, Ph 2, Lot 82, front lighting fixture, brushing of lot 81
Stellfox, 221 Lake Estate, Ph 2, Lot 113, New Door & Shutters

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**.

Henry/Henry Builders Inc. 151 Water Links, Ph 1, Lot 20, framing in progress.

Other Projects -Open/ Under Construction:

Buttle, 445 Lake Estate, Ph 3, Lot 57, Dock & Boatlift*
Buttle, 445 Lake Estate, Ph 3, Lot 57, Pool*
Carey, 528 Ramblewood, Ph 2, Lot 93, tree work
Christiansen, 633 Webster, Ph 3, Lot 8, tree removal/replacement – on hold
Church, 601 Webster, Ph 2, Lot 85, French drain installation
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, Landscape/accent lighting, 205 Putter Point, Ph 1, Lot 17
Gallman, 144 Water Links, Ph 1, Lot 12, tree work
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*
Fordham, 271 Lake Estate, Ph 2, Lot 86, pool installation
Kibler, 861 Island Point, Ph 2, Lot 65, Screen Porch Project
Kletter, 108 Sundance, Ph 3, Lot 53, Addition*- start postponed due to Covid
Krett, 888 Island Point, Ph 2, Lot 57, Dock Refurbish
Landess, 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 7/8, landscaping repair*
McMahan, 128 Water Links, Ph 1, Lot 8, Tree Work
Moore, 868 Island Point, Ph 2, Lot 53, dock refurbish, updated 1/9/21

Sharps, 889 Island Point, Ph 2, Lot 58, replace rear sliding doors– on hold
Shea, 127 Water Links, Ph 1, Lot 26 – Re-sod lawn with Zoysia
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
Thies, 109 Sundance, Ph 3, Lot 50, tree work
Tyler, 864 Island Point, Ph 2, Lot 52, New Roof
Vanvollenhoven, 109 Old Mill, Ph 3, Lot 85, Landscaping project
Wagner, 220 Lake Estate, Ph 2, Lot 4, addition, outstanding punch-list items
Westfall, 845 Island Point, Ph 2, Lot 69, Tree Work
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: Since it was impossible for the ARC representatives to finish the Report to Directors at the BOD meeting held on Thursday, April 22, or for all in attendance to hear their statements or responses to questions, please read the following:

1. When the ARC is contacted regarding an owner beginning a project without a building permit, without ARC application or approval, or without the proper contractor deposits in place, the Committee must act. The ARC requests the proper application, a contractor's security deposit, if necessary, and a scaled drawing of the proposed changes to the home. The materials and colors that will be used on the project are also required. When there is an addition to a home or the overall "look" of the home is changed, the criteria used is: Would these materials and design been approved when the house was originally built. That is why materials such as Trex would not be approved on the house when the rest of the building is made of stucco and brick. The design of all homes is important; however, when you live on the water or golf course you essentially have two front yards. Making changes to the appearance of a previously approved home does affect neighboring homes. Standards must be maintained to maintain our values.
2. The ARC has a tree-removal policy and is perfectly willing to add to it. However, if there is no application or check on what is removed and what is replaced, it will not work. Realtors tell us our mature trees set us apart and add to our values. In addition we must be good stewards of the lake – the large water birds nest in the tall trees.
3. The question was raised, why can the ARC decide what designs may be built in the Community. The TEOA Documents, documents we all agreed to abide by when we signed our deeds, give the ARC Aesthetic license. For instance one of the plans that was not approved in the Estates was for a log cabin. We also have height limitations/requirements. If a rendering is submitted for preliminary review that shows a house sitting on a flat lot, and the lot where it will be built slopes down to the water, the committee must take that into consideration. That home once constructed would not look anything like the rendering in any, if not all, of the elevation views. We are charged with protecting the community and take our responsibility of protecting values seriously.
4. More than 30 individuals have served the ARC since our HOA was formed. The committee has always functioned efficiently with 5 or a maximum of six members. In the past, names for ARC Committee members came from many sources. Preference is given to those who have experience in Architectural Drawing and Design, Construction, and various building trades. The members of the committee must always be in good

standing and maintain homes that are in compliance with TEOA Documents and BOD Policies. In addition, member must be willing and able to give a great deal of time every month. A monthly meeting can run as long as five or six hours including evaluation of plans, consultation with our architect, walking building lots to determine elevations, and visitations for approvals and inspections of finished projects. In addition, the member needs to be available during the month to evaluate new home plan changes or corrections and for site visits.

5. Why would the ARC require missing trim be installed. When we do a punch-list and trim or shutters, or anything else that was shown on the approved plan is missing, we ask it be installed. The owners paid for the trim, etc; the house was approved with the trim – the builder should install the trim to close the file.
6. The ARC often makes suggestions when it is apparent there are items that could benefit the owner with a better design. There is a difference between our requirements and a “suggestion” that is entirely up to the owner. The ARC did not cost any owner additional monies as was stated in the meeting. It was the owner’s choice to follow a suggestion that would make the back of his home more usable– NOT a requirement.
7. For those stating ARC decisions put the community at risk for a lawsuit, Covenant Article XI Indemnification covers that information. The community is not put at risk; we are doing the work we are charged with doing to protect the values/standards in the community.
8. Dog runs are prohibited by Covenants; therefore, the ARC would never approve a dog run. All members of the current ARC are animal lovers; therefore the scurrilous remark that an ARC member would be happy to know an owner’s dogs had died was inappropriate.
9. Carriage garage doors. Firstly, they are an upgrade. In fact over the years some homeowners have opted for carriage doors when replacing what was originally installed. On a home where the first and primary view from the street is a three-car garage, our consulting architect recommended and the committee concurred, this upgrade would benefit the appearance of the home.
10. The approval for a new home only becomes a process when the drawings received have errors or other details are missing – items like trim required by our documents, site plan without dimensions, wall section that does not match the floor plan, etc. Most plans received are not prepared by a licensed architects but come from draftsman/design companies. When there is not any attention to detail – for instance when wall sections are inserted that are for a completely different home – when dimensions are missing, there are many changes that must be made. When the drawings are correct and include everything required and clearly spelled out in our application, a home can be approved the first time it is evaluated.

Additional Administrative Issue: A hearing panel supported The ARC’s request that a building project be brought into compliance with the approved plans; the decision was appealed by the homeowner to the BOD level; the BOD appeal hearing was held on April 26; the BOD panel voted to affirm the findings of the 1st hearing panel.

The next ARC meeting scheduled for June 5, 2021

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