

ACC Committee
October 2021 – Recap
Chris Weiss ACC Chairperson
To: Kings Ridge Master Board

ACC Committee – Recap

- ACC Applications – approvals /denials for October 6 & 20, 2021 – total received
 - 66 Applications received
 - 61- Applications approved
 - 3 – fast track
 - 92 % - approval percent
 - 5 – “More info needed” – approved- denied or in process
 - 8 % of all applications received
 - 2 Approved – within the 14 days allowed
 - 3 Outstanding – from 10-20-21 ACC meeting
 - See spreadsheets
 - Minutes
 - September 15 & October 6, 2021
 - October 20, 2021 not approved as yet

Royal Times article –November 2021 –submitted –

NARC Education

- October, 2021
 - Reviewed applications discuss approvals and denials
 - Resident request research into a side of home microwave vent system. KR does not allow this yet roof vent is a possibility
 - Open Forum – 3 minutes – questions, comments and discussion
 - NARC Open Forum
 - Painting homes – Question arose around the new proposed 29 paint colors and the 6 new door colors. The door colors would be for old and new colors combined. This statement at the time of the meeting was incorrect due to the MB yet voting on colors and whether new 6 door colors would be available to old colors.
 - Driveway Expansion Joints
 - When 3.1 Driveway ... when updated.
 - MB determined that each Neighborhood would decide what they would allow. Note black tar like expansion joints not allowed and loose pebble rock not recommended unless a glue type base is used with pebble rock.
 - Violations – who should ID issues and walk neighborhoods?
 - CAM is the best person to the front and backs. Yet some CAMS will only do the front. If this is the case get a team of NARC, Neighborhood board members to walk and give the CAM the violations to write up and send out to those residents with violations, remember 3 letters on a same item then goes to CERB if unresolved. (Pictures are worth a 1,000 words)

- **4.10.1 City of Clermont stated that all trees need a permit not only canopy but understory trees as well.**
 - Reminder a tree permit is needed at the time an application is submitted, if not the application should be denied or listed as “More Info Needed” by NARC and not sent to ACC for review. NOTE - City, again inform ACC that a permit is needed for Understory and Canopy trees
 - If a homeowner is requesting canopy and understory trees to be remove it can be done on 1 permit – yet need to make two copies one for the canopy application and one for the understory application
 - If a city permit is not obtain prior to tree or trees removal the homeowner will pay \$100 per permit. Not sure if this is per tree or per tree at this time.
- **City Inspectors** – Mike Whaley has seen city inspectors on 3 different occasions. My understanding due to the number of trees removed over the years in Clermont majority are in KR. Remember KR is one of the oldest subdivisions in Clermont
- **Does a neighborhood have the right** to change canopy tree to understory tree?
 - KR can be more restricted than city not less restricted to city codes. So, eliminating a canopy tree that is needed and ID by city to an understory tree is less restrictive and not allowed.
 - Remember City Permit for tree removal will ID what is needed on the permit to be in compliance with city code, per lot and to the size of the lot. KR nor local neighborhood board does not have that authority.
 - Canopy tree selection from city can they select from that list and not KR list of approved canopy trees? No, KR ACC and MB – MB approved and decided to be more restricted identifying 4 canopy trees that are approved for KR residents – so KR is more restrictive than the city.
- **Trees near property line with KRG** – Needs a letter from KR Golf Pro and KR Golf Grounds Supervisor - no other employees of KR Golf cannot approve. KR HOA does not own the course and cannot approve vehicles to enter the golf course property hence the need for permission if trees are close or if vendor plans to enter golf course property.
 - Clermont new City inspector has visited Kings Ridge again this past month. Reason inspector checking out areas where there are a large number of trees being removed – Visit to see if trees are being replanted correctly
- **Trees removed 2 years ago** have yet been replanted. Reason given, waiting for new list of Canopy Trees which were ID in 4.10 Canopy Trees Live/Cathedral/High Rise Oaks and Winged Elm and approved by the MB October 23, 2019.
 - Still open - no resolution thus far –
 - **Possible resolution for missing trees** – request residents to stop by city permit department ask what they should have or reapply for a tree permit to see what the city states the needs are.
 - **Note city inspector(s) have been in KR 3 times** thus far and are addressing issues. If trees are missing, files are check and homeowners will then be dealing with city hall.

- **Solar water heater** – this past week a resident put up solar water heater panels on a roof. Application is needed ASAP or resident may have to take the panels down due to no application file. NARC and board is addressing
- **SECO free service** -Reminder to all that SECO offers a free service to everyone who is looking at Solar. SECO will do an in-depth study of a resident's needs, report shared / resident receives a full report, resident then decides it makes sense to move forward.
 - **Need a roof** – before installing solar remember if a new roof is needed within few years best to install a new roof. Reason if you need one and solar is installed, Solar company needs to remove and re-install panels due to the electrical.

Old Business

- **ACC review** –
 - **Solar panels** – homes without approved applications on file – UPDATE
 - 2078 Dobson Str / 3613 Westernham Dr / 3739 Hasting Ln? / 4214 Snowdon Str / 4351 Hammersmith Dr – outstanding

Unfinished Business.

- **Wellington Tree Issue** – trees missing / unresolved/see above –
 - **Recommendation** – have these residents submit a NEW - City Tree Permit application and let the City decide what to do – This way the city can decide what needs to be done
 - **Recommendation 10-20-2021 of MB at October 27, 2021 meeting.**
 - Issues stating the lot size yet majority of the homes in KR have similar lot sizes
 - Still open - no resolution thus far –
 - Possible resolution for missing trees – residents should stop by city permit department ask what they should have or reapply for a tree permit to see what the city states the needs are.
 - Once resident has updated info, resident file should also be updated for
- **New Business**
 - **ACC**
 - New to ACC Bucky Hough, Mike Whaley and Peter McGow
 - Looking for several new ACC members
 - **Remaining ACC meetings for 2021 and first in 2022**
 - November 3 & 17, 2021
 - December 1, 2021
 - Note there is only ONE ACC meeting in December
 - If emergency occurs and a Fast-Track s are needed, they will be handle as in the past - in a timely manner.
 - 2022 – first meeting will be
 - January 5, 2022

Chris Weiss

Kings Ridge ACC Chairperson