

ACC Meeting Report – April 14, 2016

The monthly ACC meeting was called to order at 10:20 p.m. CKS/E Board/ACC members present: Larry Major, Tom Majcen, Gary Englebright, Al Nemes, Dan Tillapaugh, Don Huff, Annie Berger and Pauline Gerali. Residents present: Kathy Hofstra, Marilyn Nemes, Chelsie Sabey and Steve Sabey.

1. Architectural Control Committee (ACC) Project Requests – The ACC approved 16 project requests: One for replacing a deck, three for fencing, three for re-roofing the house, eight for repainting and one for concrete work. The re-roofing and fence approvals are contingent on each homeowner providing a copy of the required permit if it was not submitted with the project request.
2. Dead/Dying Trees – The Board/ACC will resume monitoring this after the trees fully leaf out.
3. Dead/Dying and Poorly Maintained Yards – The Board/ACC will resume monitoring in May.
4. Continuing to work two ongoing covenant violations: one for commercial vehicles with logos not covered as required and one for a recreational vehicle visible above fence.
5. Closed two covenant violations.
6. Approved contacting one homeowner who re-roofed with an approved alternate roofing material who did not submit a project request and get approval before re-roofing.
7. Received a letter from a homeowner concerned with the condition of an adjacent rental property and a nearby house badly in need of paint. The ACC will investigate.
8. Received an email about a rental property suspected of running a marijuana grow operation and the poor condition of yard. While investigating the complaint, the ACC learned that the tenants were evicted and the house will need considerable repair. The ACC will continue to monitor the property.
9. Worked a complaint from two homeowners about a resident with continually barking dogs. Both homeowners filed complaints and the resident with the barking dogs was issued a summons. Mediation was conducted by the County and the resident agreed to fix the barking dog problem. The ACC will continue to monitor.
10. Trash containers need to be stored out of public view between trash collection days. The Board requests homeowners use one of the trash companies whose collection days are Monday (Republic Services at 303-286-1200) or Tuesday (Pro Disposal at 303-791-3827 or Waste Management at 303-797-1600). This minimizes the days that trash trucks are in the neighborhood.
11. If a basketball stand is blocking the sidewalk or in the street, call the Sheriff's Office (303-277-0211) and ask to speak to the shift deputy to report the location.
12. Currently, 387 (50.9%) of the 760 property owners in CKS/E have re-roofed their home with cedar shakes or one of the approved alternative roofing materials.
13. Anonymous Complaints – The Board/ACC will not respond to any anonymous complaints or reports of suspected covenant violations. Please read E-2, Enforcement of the Consolidated Covenants Rules and Regulations for additional information.
14. Four HOA status letters were sent to title companies.

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12. Please see separate ACC articles throughout this month's Scroll.

The ACC meeting was adjourned at 10:47 p.m.

This ACC report is current as of April 14th. Any work towards Covenant violation correction after that date will be reflected in the ACC report next month.

Al Nemes