



From the President's desk...#11

February 15, 2019

Dear Homeowners,

Today I want to share with you the workings of one of the most active committees here at the Resort, the **Architectural Review Committee**, affectionately known as the **ARC Committee**.

The Architectural Review Committee reviews potential architectural changes and additions to residents' homes and lots based on the Architectural Standards approved by the Board of Directors.

For those folks contemplating an addition to your park model or doing some landscaping, I thought it would be helpful to walk through the process with you with two examples and hopefully help you avoid some unnecessary disappointments.



Mrs. Hornblower at Lot 537 has decided to add a five-foot-high fenced area covering her entire backyard for her recently acquired emotional support alpaca Snuggles. She receives bids and hires a small fencing company to begin the project. Halfway through the install, her neighbor, seeing the OK Corral going up next door and failing to see a green permit visibly displayed, calls the front office inquiring about what's happening. The front office notifies ARC chairman Alex Shaffer, who immediately

rides to the scene of the OK Corral construction site in her golf cart to investigate. Upon investigation she informs Mrs. Hornblower that she has more violations than Tom Brady has Super Bowl rings!

The violations were as follows:

1. If Mrs. Hornblower had read the **CC&Rs**, she would have realized that alpacas don't come under the classification of a "pet."
2. If she had read the **Architectural Standards**, she would have realized that permanent fences are prohibited, and temporary fences can be no higher than 36 inches.
3. It is also stated in the **ARC Standards** that nothing permanent can be erected within five feet of the back and side lot lines.
4. She failed to have the project reviewed and approved by the ARC Committee to receive the green permit.
5. And finally, if there's not, there should be a law against naming a poor alpaca Snuggles!

Understandably upset, Mrs. Hornblower was forced to abandon the project and return Snuggles to the Emotional Support "pet" farm.

Now, this situation could have been avoided if Mrs. Hornblower had simply remembered that she lives in a HOA community that has CC&Rs, Rules and Regulations' and Architectural Standards that she agreed to abide by and follow when she bought her home here at Juniper Ridge Resort.

For everyone's convenience, these documents are available on the Juniper Ridge Resort website or as hard copies at the front office. I think we all realize that ignorance of the rules is no excuse. Also remember that the Architectural Standards only apply to the **outside** of your property.

Let's look at another scenario.

Mr. and Mrs. Smittenbacher at Lot 587 want to add a 350 sf. Arizona room and a covered carport onto their 399-sf. park model.

1. After reviewing the documents, they see that both additions are permitted to park models if the total square footage under roof is under 1500 sf. and their paint color choice matches their existing home.
2. Mr. Smittenbacher (Smitty) goes to the front office and picks up a copy of the ARC packet.

3. He fills out all the paperwork and returns the necessary documents to the front office and pays the \$25.00 processing fee.
4. The ARC committee reviews the paperwork and an ARC member does an on-site visit to seek clarification on any questions from Smitty.
5. At an open meeting, the ARC Committee discusses the project and with a majority vote, approves the project.
6. Smitty picks up the green permit at the front desk.
7. Smitty or his contractor acquires the necessary county permits. (The ARC committee has no responsibilities concerning the County permits.)
8. With County permit in hand, Smitty posts the green permit and the County permit in a clearly visible place in the front of his lot.
9. Construction begins. Smitty informs the construction company of the hours of construction and that no construction materials can be deposited in our dumpsters; the contractor must remove them off site.
10. Upon completion of the project and personal inspection by no less than 22 inquiring neighbors, an ARC Committee member will do a final inspection and sign off after Smitty returns the green permit to the office.
11. Mr. and Mrs. Smittenbacher will now be able to enjoy the addition of their new Arizona room and carport for many years to come.

If you have any questions concerning your project, ARC Committee members are more than happy to assist you.

To offer even more help and assistance, the ARC committee will be offering an **information workshop** on “Filling out an ARC form 101, time and date to be determined.

The ARC committee is only one of two committees that the CC&Rs require that the Chairman of the committee be a Board member (the other is the Election Committee.) We are very fortunate to have some very talented, gifted and dedicated members on this committee.

Meet your ARC committee members.

Chairperson Alex Shaffer:

30 years owner of business in professional window building and repair of stained glass. Engineering and Quality Control with Motorola, Intel, Digital, Honeywell. Worked in engineering of rockets and black boxes for aircraft. N/C Drill Programmer.

Vern Beloit:

Bachelors Industrial Arts Education taught 3 yrs. of high school, Industrial Arts, then moved to Milwaukee Johnson Controls Inc. for 35 yrs. as a Technical Trainer, teaching basic Heating, Ventilation, and Air Conditioning principles, products and services for employees and customers. Project engineer for an instructional HV&AC lab still being used at Milwaukee School of Engineering.

Lanny Ray:

30 years as a maintenance supervisor at Montgomery County Schools for eight trades and 85 facilities. Summers: Captain of 44' fishing charter boat on Chesapeake Bay. In winter months constructed custom furniture for yachts, refinished furniture, specialized in Queen Anne and Chippendale furniture in self-owned cabinet shop. NAVY VET.

Tom Wolff:

33-year career in management of wholesale electrical distribution companies. Responsible for all aspects of the business, including sales, quotations, pricing, purchasing, warehouse/delivery, credit and payables. Previously owned and operated two janitorial services in the St. Louis area.

Craig Messer:

Bachelors and master's Degrees in Business Administration. Taught a variety of business courses at the secondary and postsecondary levels for 30 years. Currently employed with the Home Depot electrical department since 2005 while owning a property management company and a pesticide business.

Keith Baker:

Received a bachelor's degree in Business and a master's degree in Education from Western Governors University. Currently own and manage The Bacor Group specializing in the ownership and management of residential real estate properties. Experience in computer consulting, information technology, sales and marketing. Did most all the work on my Park Model at JRR from design changes, skirting and all phases of build out. Also, completely rehabbed a couple of rental properties including electrical, plumbing, flooring, etc. Corporate Management experience, HOA Board experience.

Last year, in 2018, the ARC Committee reviewed 197 permit requests. Because of the large volume of permits and the required paperwork, the ARC Committee has a 10- hour per week staff Administrative Assistant, Dawn Castle.

In the winter of 2015 there were 30 full-time residents. This winter, there are 150 full-time residents. Juniper Ridge Resort is no longer known just as a summer resort, but now as a year-round resort. As more homeowners become full- time residents, we can expect more additions to park models. The ARC Committee is not here to make life difficult for people or to stifle creativity, The ARC Committee serves the entire community to make sure our CC&Rs and Architectural Standards are adhered to, thus protecting everyone's property values and creating a beautiful resort that we can all be proud of.

The Board of Directors and its various committees want everyone to be able to enjoy their years here at Juniper Ridge Resort. This can only happen if everyone is respectful of others and follows the guidelines which we have all agreed to as residents, renters or guests.

Carpe Diem,

Larry Weidner, President
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