

Blue Ridge Estates HOA Annual meeting

October 3, 2020

Architectural Report

1. Architectural Committee Approval Requests
 - a. 21 Approval Requests completed since Jan 1
 - 3 residences with attached garages
 - 1 detached garage
 - 1 deck expansion
 - 2 sheds
 - 2 maintenance requests (window replacements)
 - 2 driveways w/culverts
 - 2 flagpoles (complete)
 - 2 fence installation
 - 2 trailer requests (one submitted 5/2019 – got lost in transition to/from HOAMCO)
 - 4 short-term trailer requests (< 7days)
 - b. Ongoing projects – not yet completed.
 - 3 New residences
 1. Lot 94 on Timber Ridge – 60% complete
 2. Lot 19 on Bald Eagle – plans in the County for permitting
 3. Lot 99 on Bald Eagle – alternative septic system permit issued; building plans in permitting review with the County.
 - 1 fence (home on Bald Eagle – ownership change) – to be complete by end of October
 - c. Requests **not** approved yet (pending Board adoption of revised AC Rules)
 - 1 play structure
 - 2 patio shades/gazebos
 - d. Inquiries
 - 5 new homes – sent each the Design Review Approval form
 - 1 new garage -
2. Architectural Guidelines Review and Update
 - a. In May, we assembled a team to work through the Alignment of CC&Rs Article III with Architectural Committee Standards Article X document (now known as Architectural Guidelines of the Association)
 - b. Five working team members met in seven working sessions to review and update the Alignment document. Some community members attended and provided feedback as well.
 - c. One of the first tasks for this working team was to review the architectural services proposal from HOAMCO. The team recommended to the BRE Board to bring back the architectural service to BRE and terminate the proposal with HOAMCO. The BRE Board concluded to bring the AC activities back to BRE effective May 21, 2020. Transitioned info from HOAMCO Architectural Dept to BRE on June 2nd in Prescott.
 - d. After the seven working sessions, a DRAFT document from the working committee was sent for a Legal review to insure the document is fully aligned with the CC&R's, aligned with any legal or regulatory requirements, and get the Legal opinion on whether or not we can make the revisions that will be recommended to the BRE Board for approval. Please note we are **not** changing the CC&R's with these revisions! Legal provided an opinion of support for the document. The working team provided the document to the BRE Board and recommended approval.
 - e. The approval requests that have not yet been approved (patio shade, gazebo, play structures) will be favorably addressed with the revised Architectural Guidelines of the Association document that the working team believes will be welcomed by the BRE membership and should solve some of the past issues getting some requests approved. I apologize that this is taking so long, but it is a process that needs to be followed to ensure future success.
 - f. Legal suggested the BRE Board adopt the revised Alignment Doc now known as Architectural Guidelines of the Association, however, should hold the final approval/distribution until after the

Dept of RE has made its ruling on the current complaint. Expecting resolution of the complaint in October.

3. Forest access from Lots 133 & 134 was compromised over the Memorial Day and Independence Day weekends. Someone had cut a padlock so they could access the forest from BRE or vice-versa. This road between Lots 133 & 134 is a **private** road for those respective properties. Anyone wanting to use this road must have the owner's permission. BRE furnished a couple of fresh "No Trespassing" signs to the owner.
4. A new website is in the works for the BRE Community. Expect to roll out the new BRE website in October.

DRAFT Website

BLUE RIDGE ESTATES
Homeowners Association

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Welcome to Blue Ridge Estates

A residential area with paved roads where homes are built on acre lots in the gorgeous, tall Ponderosa Pines in Happy Jack, Arizona.

About Us →

Contact Blue Ridge Estates HOA
(555) 555-5555

Your Name

Your Email

Your Phone Number

Your Message

Submit

About Blue Ridge Estates Home Owners Association

Quisque aliquet, libero consequat elementum convallis, erat risus imperdiet pellentesque sem neque eget.

View CC&Rs