

## ACC News July 2008

There seems to have been an influx of residents performing certain improvements without Board approval (house painting, tree removal, landscaping, etc.). While these projects are usually a vast improvement over the previous conditions, they don't always comply with established ACC standards. We are addressing several instances of unapproved ground cover material, boarder material, paint colors, and even screen doors that were installed without approval. Some of these things have been in place for months and even years – but they are not in compliance.

We have been struggling to get an organized ACC committee in place due to the lack of participation. There haven't been an adequate number of members to comprise a committee, so the Board has delegated this function to the management company and is reviewing all appeals itself. Up to this point, NMS has been focusing on getting the more gross violations addressed and trying to get things up to standard. They are now starting to identify long standing violations that were implemented without Board approval.

It only takes a few days – AT MOST – to get approval for a project.

We move as quickly as we can (we have lives too!) and then you know you won't have to do it over and/or pay a fine. Your neighbors truly do care what happens in the yard next to theirs – and they pay to have to right to – just as you do! Do the right thing and ask permission – it makes it easier for everyone. **AND PUT YOUR GARBAGE CAN OUT OF SIGHT**