

Minutes of the
Sunset Mesa Property Owners Association's (SMPOA)
Architecture Committee

May 12, 2015

Meeting, held at 18431 Kingsport, was called to order 7:14 PM. Present were the following AC members: Linda Kaye, Terry Harper, and Gregg Bernstein. Shyam Amladi was absent. Becky Rickley and Natasha Roit were also in attendance.

MINUTES: April AC minutes were approved.

FUTURE MEETINGS OF THE AC:

1. June 13, 2015 9:30 A.M. site visits per the community website www.sunsetmesa.org
2. June 14, 2015 11:00 A.M. 18431 Kingsport Dr.

ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:

The following took place on May 9, 2015. The schedule was posted at the community website, www.sunsetmesa.org, under the Architecture Committee tab.

3703 Surfwood (Roberts): OVI complaint of 3728 story poles. Having not received requested plans or a response to the previous site visit, a letter to Homeowner Shafighi will be sent to immediately remove his story poles, which are currently causing OVI. The letter will also include that, while inside a neighboring property, it was observed that the Shafighi house is causing an OVI.

3722 Surfwood (Patel): A letter of determination letter was sent on May 8, 2015 not approving the submitted plans for a retractable awning.

3825 Malibu Vista (Pashmforoush/Chen): Homeowner started construction on approved plans. Neighbor complained of the extended balcony enclosure not approved. Homeowner has removed, as previously agreed, the 4ft cutout and it was voted to approve their plans.

3925 Malibu Vista (Cohan/Cohen): Site visit to discuss the OVI caused by construction and plans occurred. While at the visit, a substantial amount of time was spent discussing the previous plans which had been story poled but excluded what appears to be a detached guest house. Upon entering the property, it was noted that this guest house was present and was not detectable from the façade of the front of the house, and it was commented, because of the narrow passage way, that the structure did not appear to meet code. Notwithstanding a permit, if obtained, it was determined that this structure causes OVI. The site visit also included the rear of the house where an additional structure was built off the back and was part of the plans that were submitted in anticipation of the site visit. Homeowners Jacob Cohan and Peter Cohen asked if the AC could access the neighboring property to view the OVI. That request was accommodated and pictures were obtained. In summary, after visiting the site plus 4 adjacent homes affected by the OVI, it was determined that the following causes OVI, and a letter of determination will be sent (see also notes re: site visit at 18452 Wakecrest below)

- * Add-on structure at the Front East side of the house
- * 4 palm trees at the front right side facing the property (West of the property)
- * Add-on attached at the rear West of the property
- * Hedges along the West perimeter of the property
- * 4 palm trees at the rear West of the property
- * Roofline dome and apparatus supporting the dome

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3925 Malibu Vista (Cohan/Cohen) (cont.): In addition, an issue regarding the change in slope topography and the redirecting of water onto adjacent properties was raised. Also an issue was raised regarding the height of the original roofline compared to the current roofline and materials used for the roof. Information substantiating these issues has been submitted to the AC and provided to the owners. The owners will be given 45 days to respond.

18452 Wakecrest (Ahhad): At their request to observe an OVI caused by a tree and planted shrubbery at 3920 Malibu Vista a site visit occurred. The property owners of 3925 Malibu Vista, Cohan and Cohen, were present. It was observed from the living room and two bedrooms at 18452 Wakecrest that the OVI exists. OVI was also observed being caused by 3925 Malibu Vista Drive by the following items:

- * Add-on structure at the Front East side of the house
- * 4 palm trees at the front right side facing the property (West of the property)
- * Add-on attached at the rear West of the property
- * Hedges along the West perimeter of the property
- * 4 palm trees at the rear West of the property
- * Roofline dome and apparatus supporting the dome

Another OVI was observed from 18452 Wakecrest (Ahhad) caused by substantial overgrown shrubbery at 3917 Malibu Vista.

There was another OVI noted that is being caused to several neighbors by 18452 Wakecrest (Ahhad) with trees and hedges. Homeowners agreed at the site visit to cut them immediately.

18277 Wakecrest (Buese): Homeowners asked AC to review plans for a wall enclosure at front of property. Pending permits from the County, the plans were approved.

The AC may be contacted at sunsetmesaac@gmail.com.

As a reminder, **All EXTERNAL CONSTRUCTION INCLUDING HARDSCAPE, ADDITIONS, AND REMODELS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECTURE COMMITTEE. WITH SUMMER COMING UP, YOU ARE ENCOURAGED TO SUBMIT YOUR PLANS PRIOR TO ANY CONSTRUCTION.**

Terry Harper
Architecture Committee