

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

August 8, 2015

Meeting, held at 18431 Kingsport, was called to order following the site visits at 9:00 A.M. Present were Linda Kaye, Gregg Bernstein and Stuart Burkin. It was also attended by Cindy and Zen Gesner, Kamran Shafighi, Terry Harper and Loretta Roberts.

MINUTES: No site visit was held in July but June AC minutes were approved.

FUTURE MEETING OF THE AC:

1. September 12, 2015 9:00 A.M. Site visits per the community website www.sunsetmesa.org

ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:

The following took place on August 8, 2015. Schedules are posted at the community website, www.sunsetmesa.org, under the Architecture Committee tab.

18338 Wakecrest (Shubin), Member In Good Standing, A review of plans to replace a retaining wall alongside the property line of his and homeowner Blooms was seen and discussed. It causes no OVI. Plans will be approved when the homeowner brings a copy for the AC archives.

18450 Clifftop (Ovsowitz), Member In Good Standing, **18333 (Ayestas) MIGS**, and **18440 (Oberts, Not a Member In Good Standing)**, OVI complaint caused by foliage at 3735 Malibu Vista (**Gesner**), Member In Good Standing, was reviewed and a determination was made that an OVI was caused by their palm trees. The **Gesners**, Member In Good Standing, were present and it was discussed what they needed to trim on the palm trees in order to bring their property back into compliance. A letter of determination will be sent to the homeowners.

18134 Kingsport Dr (Marlo, Inc.) – Not a Member In Good Standing, A re-review of plans to remodel the home was done after receiving an OVI complaint of the story poles put in place to show what would be changed. The roofline design has been reduced but the sides of the house needed to be redrafted in order to not cause an OVI. After discussing and viewing the revised plans the AC found no presence of an OVI. A Letter of Determination will be sent advising them of their non-compliance of the CC&Rs. Plans will be approved after their violation is cured by bringing their dues current.

3728 Surfwood (Shafighi) Not a Member In Good Standing, Plans were submitted for a remodel that includes a second story addition and an addition at the rear of the rim property. **1833 (Roberts)**, Not a Member In Good Standing, previously brought an OVI complaint when the homeowner erected story poles without submitting any plans to the AC. Neighbor **Terry Harper** (Member In Good Standing, also complained of homeowners trees causing an OVI. This resulted in a Letter Of Determination (LOD) and a subsequent ADR. Homeowner agreed to cut his trees and not build what he had planned. New plans, as explained to the AC and other homeowners, include building a smaller second story addition and adding onto the back of the property. He was advised to put up a story pole. A letter of determination will be sent advising him of his current CC&R non-compliance of paying his dues. Homeowners will have 30 days to respond.

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18450 Kingsport (Jain) Not a Member In Good Standing, Homeowner submitted plans for a removal and replacement of their existing deck. It was also determined from his deck that an OVI exists at homes previously receiving Letters of Determination and/or ADR, (**Mahmood, Not a Member In Good Standing, and Melikian, Member In Good Standing,**) as well as a home on Wakecrest that has already agreed to cut their trees. A Letter of Determination will be sent advising the homeowner of their own CC&R violation and that a Letter of Determination will be sent to the offending owners of his OVI upon his compliance of CC&Rs by the homeowner's dues payment.

18449 Kingsport (Urbanas), Member In Good Standing. An OVI caused by 18450 Kingsport (Jain), 18452 Wakecrest (**Mahmood, Not a Member In Good Standing,**) and 3920 Malibu Vista (**Melikian, Member In Good Standing,**) was made. The AC determined that the homeowner in good standing did have an OVI caused by all three of the homeowners and a Letter of Determination will be sent on their behalf.

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.

*Atta B. Butler
10/22/15*