

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

October 25, 2015

Meeting, held at 18431 Kingsport, was called to order following the site visits at 9:00 A.M.

MINUTES: September AC minutes were approved.

FUTURE MEETINGS **Site visits per the community website www.sunsetmesa.org**

1. November 22, 2015 9:00 A.M. Old Business
2. November 28, 2015 at 9:00 A.M. New Business
2. December 22, 2015 at 9:00 A.M.

ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:

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

3817 Surfwood AC made a site visit to 3817 Surfwood at request of home owner Behzad, a member In Good Standing to review the homeowner's: 1) pool plans, 2) proposed roof alteration and 3) Potential OVI created by hedges at 3831 Surfwood. AC committee granted Partial Approval to Pool plans and is awaiting physical delivery of plans before granting final approval. AC committee noted that Behzad's plan for raising her roofline to create a slope may create a potential OVI for her neighbor at 3809 Surfwood. AC committee Attempted to contact neighbor during site visit and will contact assess whether there is indeed an OVI. AC committee determined that the hedges in the front and backyard at 3831 Surfwood create an OVI for 3817 Surfwood in that they have grown higher than 6 Ft, causing an OVI, which is in violation of CC&Rs and a Letter of Determination will be sent by the AC to both parties.

3703 Seahorn AC made a site visit to 3703 Seahorn at request of home owner Seltzer, a member In Good Standing to assess a potential *OVI created by overgrown trees in front and back yard of the residence at 3718 Seahorn (home owners Ulman/Malow)* also members In Good Standing. AC determined that indeed the trees create an OVI. Home Owners Ulman/Malow at 3718 Seahorn have been non responsive to 3703 Seahorn home owner Seltzer's written requests to trim trees. A Letter of Determination will be sent by the AC to both parties with respect to the OVI.

18444 Clifftop AC made a site visit to 18444 Clifftop at request of home owner Ayestas, a member In Good Standing to review possible OVI caused by fence/lattice work and trees at Gary Osiovitz' residence @18450 Clifftop and another possible OVI created by trees in the yards of her back yard neighbors @ 3741 Malibu Vista and 3749 Malibu Vista. AC committee determined that the fence/lattice work @ 3741 Malibu Vista is an OVI and that there are OVIs created by the overgrown tress at 3741 Malibu Vista and 3749 Malibu Vista. A Letter of Determination will be sent by the AC to all (3) three parties with respect to the OVIs.

3739 Malibu Vista AC made a site visit at request of Home owner, Homme, a member In Good Standing to review his revised remodel plans and to determine whether the revised plans create an OVI for his neighbor at 3749 Malibu Vista, also a member in good standing. AC visited next door neighbor at 3749 Malibu Vista who confirmed he approves Homme's revised remodel plan. AC would like noted for the record that the original location of the chimney at 3739 Malibu Vista, currently an OVI; and it's new location, based on the revised plans, will still remain an OVI, even though it has now been approved by the neighbor at 3749 Malibu Vista. While at site visit at 3749 Malibu Vista, AC advised homeowners that the backyard trees at 3749 Malibu Vista created an OVI for Ovsiovitz and Ayostas. Owner at 3749 Malibu Vista agreed to trim the trees.

18406 Kingsport AC made a site visit at request of Home owner, Bleyburg, a member In Good Standing to assess potential OVI from 18345 Wakecrest, due to overgrown plants and trees . AC confirmed OVI exists from perspective of Bleyburg's backyard and kitchen views. Previous notifications of OVI to owner of 18345 Wakecrest by owner of 18406 Kingsport have gone unanswered. AC to contact son and/or daughter of owner of 18345 Wakecrest to formally serve them with a Letter of Determination regarding the OVIs.

18449 Kingsport AC made a site visit at request of Home owner, Urbanas, a member In Good Standing to assess potential OVIs from homeowner Arishaf at 3839 Malibu Vista, as well as by overgrown trees at neighbor Greg and Connie Brock's and other numerous addresses. Urbanas' provided photos demonstrating how neighbors' trees, over time, grew to become OVIs. Some other offending trees are located at 18436 Wakecrest. Arishafs at 3839 Malibu Vista agreed to trim trees. One of the trees is on County Property, not private property.

3839 Malibu AC made a site visit at request of Home owner, Arishafs, a member In Good Standing to assess potential OVIs viewed from their 3839 Malibu Vista address after AC received many complaints from many neighbors. Arishafs acknowledged the OVIs and agreed to trim the trees in their front, side and back yards. AC to formerly send them the OVI letter.

18440 Wakecrest AC made a site visit at request of Home owner, Looney, a member In Good Standing to assess potential OVIs viewed from their 18440 Wakecrest address created by 18453 Coastline (Stan Kamin). AC confirmed the OVIs are created by bushes in the backyard of 18453 Coastline and a Letter of Determination will be sent by the AC to owner of 18453 Coastline.

18346 Wakecrest AC made a site visit at request of Home owner, Bloom, a member In Good Standing to assess potential OVIs viewed from their 18346 Wakecrest address caused by overgrown trees at *18341 Coastline (La Nina, LLC)*. AC confirmed that an OVI exists created by (overgrown) palm tree in front yard of 18341 Coastline as well as overgrown tree(s) in backyard. AC determined that the owner, (La Nina, LLC) of 18341 Coastline is Claudia Vargas, who also speculated a home on upper Kingsport and gave full cooperation in that OVI remodel. A Letter of Determination was previously sent by GSO to address for service and the LLC thirty days prior when homeowner Paul Rudzinsky filed an OVI complaint. Should the homeowner not comply with the previous LOD an ADR will be sent.

Other AC Business:

- A motion was made and voted unanimously to share homeowner names, addresses and emails collected by the Board, with the AC, making it easier to use common resources such as emails to find the homeowners.
- A motion was made and voted unanimously by AC authorizing outside counsel to draft a form letter from the AC for the purpose of notifying new and long term homeowners in Sunset Mesa if they have begun construction without AC approval, that they must submit all external construction including hardscape, additions and remodels to the Architectural Committee for their review and approval. This in addition to the Cease and Desist Letter from counsel will aid the AC in reducing the legal costs of homeowner compliance.
- AC members Rahul Jain and Stuart Burkin were in attendance as well as Board members Linda Kaye and Gregg Bernstein, Chair of the AC Committee which ended at 12:35pm

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.**