

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

December 6, 2015

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

MINUTES: November AC minutes were approved.

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

1. January 16, 2016 at 9:15 AM
2. February 7, 2016 at 9:15 AM
3. March 6, 2016 at 9:00 AM

ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:

The following took place on December 6, 2015. Schedules are posted at the community website, www.sunsetmesa.org, under the Architecture Committee tab.

1. **3817 Surfwood** (Behzad) AC made a site visit to **3817 Surfwood** at request of home owner Behzad, a member In Good Standing to **a)** to reconfirm that her claim still stands that her neighbors hedges/trees at **3831 Surfwood** remain higher than 6 Ft. in violation of Sunset Mesa HOA's CC&Rs and thus remain an OVI for her property and **b)** to visit neighbor at **3809 Surfwood** to offer one last opportunity to officially respond to AC as to whether **3817 Surfwood's (Behzad)** proposed new sloped roof poses as a possible OVI for their **(e.g. 3809 Surfwood's)** home.

With regard to matter #a(OVI created by **3831 Surfwood**): the AC determined, again, that the shrubs and trees at 3831 Surfwood remain an OVI for **3817 Surfwood**. The AC previously sent a Letter of Determination to both parties, and will escalate to an ADR if attempts to contact homeowner are unsuccessful.

With regard to matter #b (**raised roof at 3817 Surfwood**): AC committee notified **3817 Surfwood/Behzad** that her plan for raising her roofline to create a slope met with no official complaint or response from any neighbor, even after **3817 Surfwood/Behzad** added temporary site layout staking to illustrate what work was to be done. After AC committee departed site visit on 12/6/15, AC received a phone call later that morning from **3817 Surfwood/Behzad's** neighbor at **3809 Surfwood** who did officially voice concern that the new sloped roof proposed for **3817 Surfwood** could possible cause an OVI for him. AC to notify **3817 Surfwood/Behzad** that this official complaint has been received in time and that a site visit to assist the homeowner **3809 Surfwood** is tentatively scheduled for December 23 2015, pending AC ability to address the issue, for further review. If not it will be put into the regularly scheduled January site visit schedule.

2. **3742 Seahorn**: AC made a site visit to **3742 Seahorn** at request of home owner **Chavez-Hurley**, a member In Good Standing, to assess a potential OVI created by their side neighbor's backyard fence at **3748 Seahorn**, which appears to the AC Committee to be in violation for a fence's height. Owners **Chavez-Hurley/3742 Seahorn** have offered to cover the cost of deconstructing their neighbor's fence and if their neighbor at **3748 Seahorn** wishes to have a new fence installed would expect it to be no higher than what is legally allowed. The AC will send a Letter of Determination to both parties.

Furthermore, owners **Chavez-Hurley/3742 Seahorn** intend to build their own cinderblock wall/fence within the allowable height allowance between their yard and their neighbor's yard at **3748 Seahorn**.

Also, owners **Chavez-Hurley/3742 Seahorn** intend to add a roof and sky-roof/windows to their front door entrance area/outdoor courtyard, all of which could constitute a potential OVI for their neighbors. AC advised owners **Chavez-Hurley** at **3742 Seahorn** that they are required to submit their construction/renovation plans to the AC for its review and that they need to add temporary site layout staking to illustrate for their neighbors what work is to be done so that neighbors can consider whether the work is an OVI for them. Owners **Chavez-Hurley** at **3742 Seahorn** agreed.

3. **18408 Clifftop:** AC made a site visit to **18408 Clifftop** at request of home owner Seltzer, who intends to add solar panels to their backyard roof (faces ocean). Given the geography of their home and the area of the roof they plan to add solar panels, the AC determined there is no possible OVI for any neighbor.

Additionally, the Seltzer's, the owners of **18408 Clifftop**, pointed out that they have OVis from their backyard deck and living room views created by overgrown trees in the front and backyards of their backyard neighbors at 3709 Malibu Vista (Heiman) and 3707 Malibu Vista (need to verify address.) AC determined that these were valid complaints/OVIs and will send a Letter of Determination to all parties.

4. **3839 Malibu Vista :** AC made a site visit at to homeowner **Arishaf at 3839 Malibu Vista** at request of Home owner, Urbanas, a member In Good Standing to remind homeowner **Arishaf at 3839 Malibu Vista** that their trees remain untrimmed and continue to create OVIs. Arishaf's were not home. AC will follow up with homeowner **Arishaf at 3839 Malibu Vista**, who, although have been cooperative in the past, are ignoring requests to trim their trees.

5. **18431 Kingsport:** AC made a site visit to homeowner at **18431 Kingsport (Kaye)** who complained of OVI caused by trees at 18439 Wakecrest (Galias). Noting a substantial OVI a Letter of Determination will be sent.

5. **18450 Coastline:** AC made a site visit to **18450 Coastline** at request of owner Richard Caroll to review his modified plans to his deck. Owner Caroll described revisions to his deck plans that he indicated were met with approval from his neighbor who had objected to previous deck plans. AC to confirm with neighbor that he is approving owner Caroll's newly revised plans.

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.