

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

**March 6, 2016**

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

**MINUTES:** February AC minutes were approved.

**FUTURE MEETINGS**    **Site visits per the community website [www.sunsetmesa.org](http://www.sunsetmesa.org)**

1. April 2, 2016 at 9:00 A.M. New Business
2. May 1, 2016 at 9:00 A.M.

**ARCHITECTURE COMMITTEE SITE VISITS AND DETERMINATIONS:**

The following took place on March 6, 2016. Schedules are posted at the community website, [www.sunsetmesa.org](http://www.sunsetmesa.org), under the Architecture Committee tab.

**18301 Clifftop (Bure):** AC visited site where owner Bure described intended interior remodel, intended replacement of exterior balcony above garage due to dry rot and notified AC of his future plans to install in-ground pool in the backyard. His construction/remodel plans are currently with the county. As soon as he receives county approval, Bure to submit his construction plans for interior remodel, exterior replacement of balcony and for his pool installation to AC. Letter of Determination was issued requesting additional info and plans from homeowner required.

**3644 Oceanhill Way (Ransier):** A C visited site to review revised construction plans. Current plan included a staircase encased with glass that created OVI. Homeowner was asked to resubmit plans that include a spiral staircase that would not be OVI. Letter of Determination requesting additional information was issued requesting revised plans. AC visited neighbors who did not respond to Notification of Site Visit.

**3640 Oceanhill Way (G. Harvey):** Although homeowner did not respond to site visit notice, AC visited homeowner above on flag property and confirmed there is an OVI created by his neighbor at 19423 (Turner) caused by overgrown trees, shrubs and plants. A Letter of Determination for OVI will be sent to 19423 (Turner) created by his overgrown trees.

**18211 Kingsport (Samulon):** AC made a site visit to review solar panel installation plan. AC confirmed that the site had complied with story pole where the solar installation is intended and determine no OVI was created. A Letter of Determination was sent APPROVING the installation plan.

**18338 Wakecrest (Shubin):** AC made site visit to review revised construction plans from the neighbor's property at 18346 Wakecrest (Bloom) and other locations. Bloom's OVI complaint was verified and a Letter of Determination was sent to home owner Shubin notifying him that his structural build/add-on at 18338 was not approved as it creates an OVI.

## **ARCHITECTURE COMMITTEE OTHER/OLD BUSINESS:**

1. In February 2016, AC issued an Arbitration Dispute Resolution to 3831 Surfwood (Willmott) regarding an OVI created by their trees when 3831 Surfwood (Willmott) failed to respond to the Letter of Determination sent by the AC on behalf of homeowners at 3817 Surfwood (Behzad). The OVI is caused by Willmott maintenance of shrubbery in excess of 6' causing an OVI. The Willmott sent the AC pictures illustrating that homeowners at 3817 Surfwood (Behzad) may have lowered their wall. AC does not determine violation of building and safety and did not comment. The foliage at the Willmott property still remains high, continuing to create an OVI. As of today we confirmed both 3817 Surfwood (Behzad) and 3831 Surfwood (Willmott) agreed to work together on a solution, preferring to avoid an Arbitration Dispute Resolution, for which the homeowners would be responsible for all costs. Both homeowners will provide a resolution to the Board for their approval.
2. Complaint by 18431 Kingsport that an OVI still remains created overgrown trees at 18439 Kingsport and 18425 Kingsport. AC to send the Letter of Determination and notify the real estate agency (one of the homes is for sale) and escrow of the violation.

## **SMPOA BEAUTIFICATION PROJECT:**

Both in 2012 and 2013 new trees were planted on the parkway along Coastline paid for by the County. Responsibility of maintenance for the trees were previously agreed would fall on the homeowner who owned property where the trees were planted. The first two years of the trees life is the most vulnerable and on the causeway on lower Coastline they died due to neglect. In all, more than 50% of the trees died. The value established for each tree planted was estimated above \$5,000.

Last year in early fall homeowner and Special Committee Chair, Becky Rickley, along with Natasha Roit and SMPOA President Linda Kaye went to the County to discuss ongoing Getty traffic issues to seek a resolution that would possibly pave the way for a gated community. At that meeting they also initiated conversation of how best to move forward with replacing the dead trees. The County agreed to replace the trees but a resolution about watering would have to be resolved. In a follow up meeting with the County they would not agree to a gated community but a "kiosk" with a guard shack was discussed with a potential for approval.

County officials agreed to meet Mss Becky Rickley, Natasha Roit and Linda Kaye on site in Sunset Mesa at a proposed location for a Kiosk to discuss the Kiosk as well as a plan to replace the dead trees. The AC was advised that it was Becky Rickley that proposed we do something with the artesian well run off and recycle or direct that water to the proposed new trees. A number of ideas were discussed but the AC was further advised that Becky actually suggested they cut into the curb and direct the water into some type of container that would store the water or dispense the water.

During the first 2 weeks of March the County installed a Bioswale on Coastline. Becky's original idea to recycle water to water the new trees on Coastline has been labeled a Pilot Project/Study for the entire city with the intention to perhaps replicate it throughout the city should it meet with success in Sunset Mesa. Congratulations on such a great idea Becky. SMPOA is proud of this achievement.

Final Note: The Board is seeking community approval for a proposed Kiosk – not a security gate – to be located just north of the Bioswale (on Coastline) which would prevent Getty traffic from entering our neighborhood and further congesting its traffic flow.

The AC may be contacted at [sunsetmesaac@gmail.com](mailto: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.**