



ARCHITECTURAL REVIEW COMMITTEE
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ARC Annual Report 2019

Greetings to all Master Property Management Association (MPMA) Members...

The Architectural Review Committee wants to thank each of you for being here today, and for this opportunity to update you on ARC events occurring during this past year.

Of major importance this year has been the new relationship between ARC and the Master Board. In the past, ARC has operated independently of the Board in authorizing architectural changes throughout The Villages, although the existing CCRs continue to allow this independence, ARC has decided to implement a portion of the newly drafted CCRs whereby ARC will be required to work with the Master Board to obtain concurrence on any requests received by ARC that appear to violate written standards. Another forthcoming change will be a change to the name of ARC to "VRC, Villages Review Committee", and having 2-Master Board Members on the committee. I want to note here that, ARC is still in need of a part-time secretary to handle document filing and mailings (all interested please see me after the meeting).

Two of ARC's biggest challenges continue to be with Parking and Speeding. A majority of the speeding is done by non-residents taking a short cut between Larch and Myra. We are reviewing our Parking Rules and the possibility of installing 2 or 3 more "speed bumps". Having the Phase Leaders issue "Temporary Guest Parking Permits" appears to be working well, and ARC continues to issue "Temporary Medical Parking Permits", and "Guest Permits" that exceed 14-days when special circumstances arise.

Next spring ARC/VRC plan to walk through The Villages to identify homes requiring a new coat of paint or need to have moss removed from their roofs. We will also be checking for deferred fence maintenance and noting other items that need attention. Some of you are already notifying ARC when you notice rule violations, and this is really appreciated.

Most of you should be aware of the new "ARC" WebPage that is part of The Villages WebSite. Copies of the "Land Use Standards" can be found there, along with more information regarding ARC and The Villages. Please take the time to browse our WebSite and review our "Rules and Regulations" that further define our existing "Land Use Standards" and portions of our CCRs, and remind our Renters and Guests to adhere to The Villages Standards and Rules.

To help in this regard, ARC has prepared copies of the latest "Land Use Standards" (dated: December 2018) and "Rules and Regulations" which are available on the table in the back of this room.

December 10, 2019

Recently ARC requested volunteer assistance for some simple tasks within the Villages which proved somewhat successful in that 2 volunteers stepped forward, enabling us to paint the speed bumps on GVW and paint areas of our sidewalks that are losing their battles with trees. Many thanks to those individuals, both for their labor, and for saving the MPMA from hiring outside contractors.

Thanks also go to Ray Goff, John and Yvonne Jost, and Donna Fisher for their work in keeping our Common Area parks and walking trails looking great. Many of you volunteered to work with them to clean up falling branches, and weeds along the walking paths and your time and energy is greatly appreciated

Some of you have perhaps noticed some new Speed Limit and Parking signs that have replaced signs damaged by delivery trucks, garbage trucks, and weather. (we know damage was not incurred by any of you as we checked all cars for brown paint) ARC has recently obtained a few more new signs and will be installing those in the spring. Other new signage next year will include additional signs for "Private Road" and "Watch for Humans" signs, and a few "Blind Intersection" signs.

Please remember, the ARC is here to monitor compliance to our CCRs and Community Rules with an objective to keep our community attractive, and preserve our property values. But sometimes it is a real challenge when a few homeowners don't follow the simple rules.

There are two (2) final items that ARC would like you all to remember:

- 1) Please remember that the MPMA Board and the ARC only ask for your compliance to our standards and policies – we desire to keep the community safe, looking nice, and a place people want to live. So please work with us, and help to keep our property values up.
- 2) "Pedestrian Safety within our neighborhoods". You will continue to hear more about this throughout the next year. Remember that our streets are shared by both vehicles and humans, we have a 15 mph speed limit throughout our Villages, and there are many "Blind Intersections". So please drive carefully, watch your speed, and watch for children, other vehicles, mobility scooters, and small and large folks that may be walking or skateboarding in the streets. And,

Thank you for being here today, and for being part of The Villages of Garrison Creek.

Have a Very Merry Christmas and a Safe and Happy New Year

Your Architectural Review Committee,

Tom Emmerson

Dennis Olson

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"Don't put off 'til Tomorrow,
When you can volunteer Today"

December 10, 2019