



ARC Annual Report 2018

Greetings to all Villages of Garrison Creek Homeowners...

The Architectural Review Committee wants to thank each of you for attending your 2018 HOA Annual Meeting, and for this opportunity for ARC to update you on a couple events occurring during this past year. Of major importance is the expansion of ARC to three members with the addition of Tom Emmerson. To the surprise of none, Tom has been a valuable and key member of ARC. Many of you may remember that Tom is a former President of the MPMA Board and a former member of ARC. One of ARC's biggest challenges over the past years has been in the area of Parking. As most of you know, ARC has been responsible for issuing "Temporary Guest Parking Permits" and Jim's wife has told him many times that this task has been taking a majority of his ARC time. So, to keep a happy house, ARC passed this responsibility on to the VGC Phase Leaderships. This appears to be working very well, and it should, as who best knows the needs of each Phase... Phase Leaders or ARC? Phase Leaders of course. ARC still continues to issue "Temporary Medical Parking Permits", and "Guest Permits" exceeding 14-days when special circumstances arise. Next spring ARC will be asking each Phase to work with ARC by watching for parking violations within their Phase and informing ARC of repeat violators where ARC involvement may be needed. This approach will eliminate the need to pay an outside contractor to monitor for parking violations. Some of you are already notifying ARC when you notice parking and other violations, and this is really appreciated.

Other large challenges have to do with fence maintenance, painting of our Homes, and the removal of items on front porches and front yards that are prohibited by the CC&R's or the Land Use Standards. The ARC has received several emails and texts informing ARC where Land Use Standards have been violated, and by casual observation ARC has additionally noted several violations of the Land Use Standards. Some of these violations have been subject to fines, however ARC has been lenient this past year and has not levied any fines. Next year ARC may not be as lenient. Many of us fail to remember that the Land Use Standards are by reference included in the VGC "CC and R's" which we all signed and agreed to follow when purchasing our homes. And here is where ARC wants to remind you that we need all VGC HOA members, Renters, and Guests to work with ARC and adhere to the Land Use Standards. To help in this regard, ARC has prepared copies of the latest "Land Use Standards" (dated: December

2018) which will soon be hand delivered to your doors. These will also be available on the Villages Web Site (if not already there).

Recently ARC requested volunteer assistance for some simple tasks within the Villages that we wanted to complete before the cold weather set in. However, we needed a few more volunteers to enable meeting our goal, other than one (1) Board Member and two (2) ARC members only two (2) HOA members stepped forward. Many thanks go to VGC new residents, John and Yvonne Jaso, for their work on improving the appearance of our Bridges.