



## ARC- Annual Meeting Report to Homeowners – 2023

- In April, the ARC Committee sent an email to homeowners informing them of plans to do home observations in 2023. These inspections are intended to alert homeowners to needed repairs, painting, fencing, and moss removal. The high level of home maintenance is reflected in the level of value our homes have. The last observations were completed in 2019, with a gap in years due to COVID. The lack of paint or building supplies for almost 2 years was the deciding factor. These observations were obtained from the streetside, and at no time was private property entered. The observations began in May, and were completed in September, with 50 emails or letters sent to homeowners. We found it interesting to note that the majority of these were repairs that are needed are to porches, i.e.-railings, pillars. Homes that are now 20-25 years old are showing significant deterioration to this. Roof moss was noted on almost all north facing roofs. Many homeowners have completed or have plans to complete these projects, but there are a few who have indicated they do not intend to.
- This year, as was last year, property boundary lines have become a large issue. It is now becoming a problem as original owners sell their homes and new owners would like to make changes. What may look like obvious property lines is rarely the case. A simple Goggle map search of our Villages will show that many homes are built over property lines, and yards have been extended into common grounds. Almost all projects sent to ARC, begin with the question- “do you know where the property lines are?” It is unfortunate that the builder placed homes outside property lines. This will continue to be part of every project on homeowners’ property.
- Two changes were made to the verbiage in the ARC Land Use Standards. 1-As requested by the previous owners of Phase 14, references to the overflow parking lot have been removed. This property has been sold and

it is likely the new owners will begin building. The property was not part of the Villages of Garrison Creek, the previous owners offered this as a courtesy.

2- The verbiage related to election signage was changed to comply with Washington law # WA. RCW 64.38.034.

- The ARC Committee was asked to form an ad-hoc committee to research and suggest possible xeriscaping landscaping ideas. The committee feels there are many possibilities to pursue this type of landscaping without compromising the look or feel of our community. As landscaping occurs xeriscaping designs will be considered. Our expansive lawns use an enormous amount of water, and residents have indicated a desire to conserve this resource.
- In addition to the above, the committee assisted homeowners with house paint colors, fence staining, landscaping changes, and parking questions.