

# SUMMARY 2022 ARCHITECTURE/RV REPORTS

## December 20, 2022

### Architecture/RV Report for December 2022 –Director Gene Nemish

Report was written by Director Gene Nemish, read by Secretary, Kim Farquharson

-- Year End Report 2022 ARCH-RV -- This Architectural Requests this year = 226 requests

Home Sale Compliance Requests this year = 122 requests.

RV Lot Spaces = 350 available, Rented = 285, Available = 65 A/O Mid-December We (RV Committee & Maintenance) are thinking that it might be a good project to add rental Storage Units or Pods using some of those empty spaces. They would be available to members and associates.

We have a lot of work pending. Action to remark spaces properly and cut weeds are high priority. The ARCH-RV Committee) decided together with maintenance personnel that all spaces will be marked with white PVC posts installed at the front of each space. After that, spaces will have lines painted on the ground to define the space. Since the existing space number marker is in good shape they will be cleaned and reinstalled in the back of each RV space on the driver side.

Repair and reconditioning of RV lot roads and spaces is budgeted. The plan is to have the roadways resurfaced with gravel to fill in the ruts. Gravel will then be added to spaces that have low spots that fill with water during the winter rains. The new RV Lot security camera system is now working. Staff is currently assigning names of staff that will be contacted when a problem is seen by the system. Integrated Systems has provided an information document explaining how to operate the new Video Camera Security System. That document will be utilized to train the personnel who answer RV Lot alarm notifications.

To gain a bit more security we will place signs on the outside of the fence on the Freeway side and more on the east side of the RV Lot. Signs will state the lot is monitored by Live Video & Motion sensitive cameras 24 hours a day.

The ARCH-RV Committee needs 2 new members for the 2023 year. If you have time and want to help, please contact me.

Gene Nemish – Director ARCH-RV Committee

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## November 22, 2022

No Architecture/RV Report

MOTION #14: Carol Bolton

**Motion #14A - Director Carol Bolton, I move to approve 2022-1025 Rules & Regs add 15.5-5 Dead trees shall be removed from the property, including the stump.**

**MOTION #16: Carol Bolton**

**Motion #16A - Director Carol Bolton, I move to approve 2022-1025 Rules & Regs #15.7-1 Storage units/cabinets no larger than ~~one~~ two hundred (~~100~~ 200) cubic feet with Architectural Committee approval may be installed against the side or rear of the house.**

(Example: 7' wide x 7' high x 4' deep)

**MOTION #17: Carol Bolton**

**Motion #17A - Director Carol Bolton, I move to approve 2022-1025 Rules & Regs a revision to:**

**15.4 Hedges, Fences and Walls.**

15.4-1 No hedge, fence, wall, or similar structure shall be permitted, unless written plans and specifications have been approved in writing, by the Architectural Review committee. City requires review and a fence permit before fence is built.

15.4-2 Hedges (barrier) are restricted to a maximum of seven (7) feet.

15.4-3 Shrubbery are restricted to a maximum of six (6) feet.

15.4-4 Fences and Walls are restricted to a maximum of six (6) feet behind the setback lines of the property; all measurements are to be made from curb height.

15.4-5 Hedges (barrier), Fences, and Walls must not extend beyond the street setback line of the house.

15.4-6 The curb is not the property line. Most property lines are 7 – 15 feet inside the curb line.

15.4-7 Fences and/or Walls on the Property line, (see city diagram) starting at the curb will not exceed:

15.4-7A 3.5 feet in height for the first six (6) feet.

15.4-7B 4.5 feet in height for the next six (6) feet.

15.4-7C 5.5 feet in height for the next six (6) feet.

15.4-7D 6.5 feet in height for the next six (6) feet.

15.4-7E then not to exceed seven (7) feet to back property line.

15.4-8 EXCEPTIONS to Hedges, Fences, and Walls:

Hedges (barrier), Fences and Walls defining the perimeter of the Association may be a maximum of seven (7) feet above the curb line.

Hedges (barrier), Fences, and Walls are permitted on lots that abut side streets to the vision clearance area to the front setback line.

Hedges (barrier) at the house line are not to exceed six (6) feet (72 inches).

Decorative lattice, rail, or picket fences:

(d1) Defining a landscape feature not to exceed 24 inches in height.

(d2) In front and side yards within the Vision clearance area not to exceed 42 inches in height.

(d3) In front yard outside the Vision clearance area not to exceed 42 inches in height.

Rear property lines of lots that abut the golf

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## **Annual Member's Meeting Agenda**

### **November 8, 2022**

#### **2022 ARCH-RV -- Year End Report - Director Gene Nemish**

Condition of the RV lot. We have a lot of work pending to get the lot into better shape.

Action to re-mark spaces properly and cut weeds will be prioritized. We, (the committee) decided together with maintenance personnel that spaces will be marked with white PVC posts installed at the front of each space. After that, spaces will have lines painted on the ground to define the space. Since the existing space number marker is in good shape, they will be reinstalled in the back of each RV space on the driver side.

Repair and recondition roads and spaces is budgeted to have the roadways resurfaced with gravel to fill in ruts that are forming on the roads. Gravel will be added to spaces that have low spots that fill with water during the winter rains. RV Lot security camera system is up and working. Alarm reporting installation by Integrated Systems is being completed.

Architectural Requests and Home Sale Compliance requests are matching last year's numbers.

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### **October 25, 2022**

#### **Architectural/RV/ Real Estate Committee Report – Director Gene Nemish**

#### **ARCH-RV Committee Report for October 2022**

October 2022 ARCH-RV Committee Report

**Item 1** – The committee met October 19<sup>th</sup> to discuss condition of the RV lot. After discussion with WEG maintenance, action to remark spaces, and cut weeds will be prioritized. We (the committee) decided together with maintenance personnel that spaces will be marked with white PVC posts installed at the front of each space. After that, spaces will have lines painted on the ground to define the space. Since the existing space number marker is in good shape, they will be reinstalled in the back of each RV space on the driver side.

**Item 2** – We have budgeted to have the roadways resurfaced with gravel to fill in ruts that are forming on the roads. Gravel will be added to spaces that have low spots that fill with water during the winter rains.

**Item 3** – Architectural Requests and Home Sale HOA Rule Compliance requests are matching last year's numbers. In other words, we are busy bees.

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## September 27, 2022

### Architectural/RV/ Real Estate Committee Report – Director Gene Nemish

#### ARCH-RV Committee Report for September 2022

**Item 1** - Marty, the Integrated Solution Sales Manager provided detailed information of the new order to install 4 more security cameras in the RV lot. Order has been placed,

**Item 2** – Committee completed the yearly inventory of RV lot spaces. All documentation was provided to the office for verification of existing RV lot space usage records.

**Item 3** – Budgeted for repair of the small RV lot shed, we may increase the size of that building to provide space for storage and lot maintenance tools. The new budget includes RV lot road repair by adding new gravel to the roadways and adding gravel to flooding spaces. Hopefully we can get that project completed before the rain season starts. We have decided to hire outside help to cut weeds in the RV lot, that problem has gotten out of hand due to short staffing of the maintenance crew.

**Item 4** – Architectural Requests are going strong again this year, we are making site visits and calls to verify that all home changes and work is done properly following our HOA guidelines.

**Item 5** – All completed Architectural Request forms and added paperwork are filed in each home lot records. That is to provide information to members and buyers as to what and when projects were completed. Our

HOA office people are doing a good job in completion of that duty. Thanks should be given them.

Sincerely, Gene Nemish – Director – ARCH-RV Committee

## **August 23, 2022**

### **Architectural/RV/ Real Estate Committee Report – Director Gene Nemish**

August 23, 2022, ARCH-RV Report

Cameras in the RV lot are working well and now monitor a large portion of the RV Lot. We are checking into costs to add more camera coverage to the lot.

RV Lot Red Beam fence perimeter alarm system is up and working. Due to phone problems, we lost the alarm notification portion recently. It seems that our phone company has problems in scheduling repair work on their equipment. We asked for better service times, but they said they cannot a repair person quickly as their repair schedules are full.

The yearly inventory of the spaces in the RV lot nears completion.

RV LOT Violations--We have sent letters requesting several renters to repair or remove several RV's that currently cannot move under their own power.

Reminder---HOA members, please do not schedule or do major work on your homes or lots without filling out a required Architectural request form. Our HOA rules must be followed. Current copies of the rules are available in two places, Clubhouse Front Office and also on our Woodburn Estates and Golf Web page under "Our Governance" document location.

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## **July 26, 2022**

### **Architectural/RV/ Real Estate Committee Report – Director Gene Nemish**

JULY 26, 2022

ARCH-RV Committee met on July 20, 2022. We had 4 committee members attending, also attending were our Facilities Manager and the Sales Manager of Integrated Solutions.

**Item 1** - Marty, the Integrated Solution Sales Manager provided detailed information about the operation and capabilities of the RV lot Security Video system that was installed this month to replace the existing security camera system that had failed.

**Item 2** – Committee decided that the yearly inventory of the RV lot spaces will be done in August. All documentation will be provided to the office for verification of existing RV lot space usage records.

**Item 3** – As the new video system can serve 32 cameras, we will take bids to add more video security coverage of the lot, the added cameras will provide additional security. The bid request will also add RV lot video coverage reports to the existing WEG HOA alarm system.

Currently, RV lot security is an Ademco Vista Series beam system that provides an interruptible laser red beam around the fences, if the beam is interrupted the system sends notification to another alarm monitoring company.

**Item 4** – Architectural Requests are going strong again this year, we are making site visits and calls to verify that all home changes and work is done properly following our HOA guidelines.

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## **June 28, 2022**

### **Summary of Architectural/RV Report from BOD Meeting:**

**Director Gene Nemish**

**June 28, 2022**

Committee met on June 8th, at 1:30PM.

Attendees': Marti, Larry, Mike & Jack

Topics: RV Lot issues and Architectural Request forms.

**Security Alarm System** had failed due to failure of one of the Infrared Security System control boxes. Cost for repair of the system was \$640 for the replacement control box with a labor charge from Limited Energy Electricians of \$790.

**Security Camera System failure**, discussion of repair options was held. We have 3 proposals and discussed which would be the best one to accept. Decision after the discussion was to go with Integrated Solutions proposal as it would be higher quality equipment and would allow us to grow the security camera system to cover more of the RV lot. NOTE: As the camera system grows to cover more of the lot, we can then dispense with the expensive Infrared Alarm System.

**Completed Architectural Requests:** The majority of requests are not called into the WEG office when the work is completed so the committee periodically must travel to homes for a look-see or call the homeowner to ask if the work is completed. We visit most of the homes to verify completion of each approved

request. Actions taken were to split the uncompleted requests between the committee members to verify completion. Completed requests are then filed in each homeowner's lot records

End of meeting

Note: On June 14<sup>th</sup> at 6am our employee Jim Taylor saw an intruder inside the RV lot. This person ran and jumped the fence on the freeway side where the barbed wire was cut. He got away with an accomplice who was waiting in a pick-up truck. As there was no alarm, the intrusion had to happen after 5am. Alarm system is turned off at that time for our summer hours.

### **MOTION #13**

**Director Jaime Rodriguez:** I moved to approve 2022-0524 Rules & Regulations #15.3-2 Owners are responsible for care of all sides of their shrubbery and foliage to ensure that it does not invade their dwelling, garage, and their neighbor's property. See Declaration of Restrictions III.

### **MOTION #14**

**Director Jaime Rodriguez:** I moved to approve 2022-0524 Rules & Regulations under 15.6 Lot Structure:

**Renumber R&R 15.6-2 to 15.6-3**

**Renumber R&R 15.6-1 to 15.6-2**

**ADD R&R 15.6-1** Failure to maintain exterior of dwelling and/or garage. This would include siding, roof, windows, and paint.

### **MOTION #15**

**Director Jaime Rodriguez** I moved to un-table and approve 2022-0524 SOP Exhibit A #1 following change:

**#1** Using a Lot for non-residential purposes ~~in violation of Senior Estates Golf and Country Club documents.~~

~~\$ 500~~      \$ 150 – 1<sup>st</sup> offense or notice

~~\$1,000~~      \$ 250 – 2<sup>nd</sup> offense or notice

~~\$1,500~~      \$ 350 – 3<sup>rd</sup> and successive offenses or notices

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**May 24, 2022**

## **Architectural/RV/ Real Estate Committee Report – Director Gene Nemish**

**May 24, 2022**

Architectural Committee did not meet this month. Both the RV lot security cameras and the alarm system failed. The alarm system is now working, and repair parts are on order to permanently correct the issue. We have obtained 3 quotes to repair the camera system.

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**April 26, 2022**

### **Architectural/RV Report - Director Gene Nemish**

At the ARCH-RV Committee meeting we discussed the RV-Lot alarm system and cameras. We also discussed the flood lights that illuminate the RV lot during the night and feel that those lights advertise the lot existence to drivers on 1-5.

Suggestion; turn them off. We will then have a chance to see an intruder's flashlight beam. The alarm system is working correctly now but the fence cutters are working also. It looks like they now cut the fence higher and use the bottom railings to jump over the alarm beam. Those railings were added last year by maintenance to stop people from crawling under the fence.

We decided that no large expenditure will be required to get the cameras working again. The ARCH- RV Committee recommends that we should replace the defective camera control system and install updated cameras. We can then utilize the updated camera system by connection to our existing RV Lot internet. Either to alert our maintenance people of human caused movement inside the lot or whenever the existing alarm system is activated. Doing this will enhance security and provide a back-up to the existing alarm system.

These RV lot issues are problems that should be handled by our maintenance people. Camera System recommended by the committee is made by the company of Swann Communication as they have several very good choices priced under \$1000. I have spoken to our GM and he agreed to order the system recommended.

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**MARCH 22, 2022**

Architectural/RV/ Real Estate Committee Report

We had no committee meetings this month.

The RV Lot alarm System has been checked & tested. We found that the alarm equipment at the South-East end of the lot was not aimed directly at the next alarm box. Readjusted that portion of the system. Hopefully that will stop the



false alarms. The alarm system was reset to activate and de-activate at the time matching the times posted for this time of the year.

The existing camera systems hard drive is defective, we will be checking for replacement and investigating the type and cost involved with replacing the old camera system.

Architectural Reviews are going strong again this year; we have approved all but 3 o 4 of the new requests.

Home sales are also strong this year again, we have done home & lot compliance visits to about 30 so far this year. Items found are plants or bushes touching or too close to the siding of homes. So far this year we have not seen any other non-compliance items.

### **Motion**

Gene Nemish, Director 2022-0322 Motion to create an Ad Hoc Storage Unit Committee to investigate steps necessary change Rules & Regulation 15.7

### **Motion**

Gene Nemish, Director 2022-0322 Motion to create an Ad Hoc RV Storage Unit Committee

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## **February 22, 2022**

### **Architectural/RV Report - Director Gene Nemish**

#### RV Lot

Item A - Alarm system requires correction of signal strength as the current setting is low and causes false alarms.

Item B - Several spaces have RV's in them that cannot be moved, correction information has been sent to the WEG office for action on these spaces.

Item C - Camera system failure

#### Architectural Requests

Item A - Utility building motion was withdrawn due to Rules & Regs with the concurrence of an HOA review expert stating Article 3 G does not overrule Article 3 F.

Item B - I wrote an article for the News & Views stating the reasons I withdrew the utility building motion from consideration. The committee voted to 'OK' N & V publication.

Item C - The only way forward is that it must be taken to the members. An AD-HOC committee could be set up to present this option to the association

members.

The option is this: change wording or add declaration changes to wording in those two articles.

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### **January 25, 2022**

**Architectural/RV/ Real Estate Committee Report:** Chair Eugene Nemish: First, I'd like to report that our RV lot fence was damaged. Someone cut into the barbed wire that is on top. There is no evidence that anyone entered the lot. No damage other than the fence, and no reports of anything missing, so far. It will be repaired.

Re: Utility buildings: we were holding this motion in abeyance pending legal opinion, and it is withdrawn, as the opinion was that we can't do this. We will write an article about the utility building issue for printing in *New & Views*. We are forming an "AD-HOC" committee to facilitate a change in some wording in our Declarations Article III.

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### **January 11, 2022**

**Architectural/RV/ Real Estate Committee members:** Chair Eugene Nemish, Larry Osterhout, Mike Moen, Jack Rea, and Marty Rollins.

**Motion** to approve members Architectural/RV/ Real Estate Committee seconded and passed.