

San Elijo Hills #1 Homeowners Association

2019-2020 ARCHITECTURAL REPORT (Paul Basore, Architectural and Planning Board Chair)

Since last year's annual meeting, 36 *Request for Architectural Improvement* forms were received. All were approved by the architectural committee itself with little or no change, except for the following:

1. A request for a standing-seam metal roof at 1447 Santa Marta was approved following open discussion at the August HOA board meeting.
2. A request for a flat-roof addition at 736 San Mario was rejected. Flat roofs are allowed by PC&Rs only if the architectural committee concludes that the design concept is not detrimental to the character of the community. A replacement request with a shallow roof pitch was approved following open discussion at the September HOA board meeting.
3. A request to paint 611 San Mario white with black trim was withdrawn by the requester when notified that black trim would require special approval. A replacement request for light gray walls with dark gray trim was approved.
4. A request to install an elevated catwalk for tree maintenance at 1428 Santa Luisa was rejected. A subsequent request for an engineered shade structure was approved following open discussion at the December HOA board meeting.
5. A request for full-yard landscaping including a spa tub at 1128 Santa Luisa was approved following open discussion at the December HOA board meeting.
6. A two-story expansion at 1530 Santa Sabina was approved following open discussion at the January HOA board meeting.
7. A request to park a camper van at 1472 Santa Marta fell outside the scope of the architectural committee's role. At the February HOA board meeting, the board approved parking of vehicles up to 10 feet tall and 20 feet long, provided they are driven on a regular basis.
8. A request to use Dunn-Edwards Bell Blue as a trim color at 1544 Santa Elena was approved following open discussion at the March HOA board meeting.
9. A request to install a 46-inch fence to shield waste bins from view in the front setback of 1539 Santa Sabina was approved following open discussion at the April HOA board meeting.

I wish to thank the other two members of the Architectural and Planning Board, Chris Allen and Ken Ayers, for being so quickly responsive to requests to review plans this past year. The median time from receipt of form to decision was 4 days. Only 8 requests exceeded 14 days. Membership on the Architectural and Planning Board is a three-year term, appointed by the HOA's Board of Directors.