

Bella Beach Architecture Review Committee Meeting

April 9, 2024, 6:00 pm

By Zoom Call

Attendees:

Kim Brook
Joshua Cheney
Steve Butera
Ed Pinkos
Linden Knapp
Teresa Baron

Absent:

TOPICS:

Meeting commenced at 6:00 pm

Approved Previous Meeting Minutes. Steve Butera moved, Linden Knapp seconded, unanimously approved.

ARC Tracking: Reviewed the ARC Approvals since our last meeting. One application is still pending, for fences along the “row” houses on Elderberry. Need to discuss fencing strategy.

Fence Strategy in Neighborhood: A recent homeowner application for replacement fencing along the Elderberry “Row” houses raised several concerns about how to maintain the aesthetic of the neighborhood. These houses are decorative and connected by fences and gates along the “front” South sides, and fences between the homes’ garages along the “back” North side at Elderberry St.

After extensive discussion, the ARC determined the following:

- The fences and gates connecting the houses along the south sides must match each other at all six homes.
- These fences at both the front and back of the homes are aged and starting to deteriorate significantly.
- Teresa and Kim will draft a communication to those homeowners to ask them to agree upon a fence style and design to use for the front fences.
 - May ask a contractor to provide a consolidated quote for the work, with a recommendation to the homeowners to split the costs.
- Homeowners will be asked to upgrade their front fences within a set time period.

With regard to the back fences along Elderberry Street, the ARC determined the following:

- The height of the fences along Elderberry should remain consistent with current fence heights.
- Aside from the fence height, the ARC accepts different fence styles along Elderberry.
- Contiguous fences along Elderberry should be matched. In areas between garages, there are contiguous fences that are owned half by one homeowner and half by another. Homeowners

wishing to replace fences shall coordinate with the neighbors whose fences abut theirs in order to select a matching style, and those fencelines shall be replaced concurrently.

With regard to other fences in the neighborhood, it has been determined that contiguous fences will be required to match.

ARC Reminders to Homeowners:

Neighborhood aesthetic standards will be inspected by our property manager and notices sent out to homeowners who are not fulfilling their obligations under CCRs section 4.3, which reads as follows:

4.3 Maintenance of Lots and Homes. Each Owner shall maintain all portions of his or her Lot and all improvements on such Lot in a clean and attractive condition, in good repair and in such fashion as not to create a fire hazard. Such maintenance shall include, without limitation, painting, repair, and replacement of and care for roofs, gutters, downspouts, exterior building surfaces, walks and other exterior improvements and glass surfaces. All repainting or restaining and exterior remodeling shall be subject to prior review and approval by the ARC. In addition, each Owner shall keep all shrubs, trees, grass and plantings of every kind on his Lot neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. No trees, in excess of six feet in height, or four inches in diameter, may be removed without a tree cutting permit issued by the ARC. Damage caused by fire, flood, storm, earthquake, riot, vandalism, or other causes shall likewise be the responsibility of each Owner, and any Lot or improvement thereon that is so damaged shall be restored within a reasonable period of time.

The Owners of any homes or garages with common walls shall enter into party wall and maintenance agreements, the provisions of which shall govern the relationships among such Owners.

In the event of a conflict between the provisions of any party wall and maintenance agreement that applies to a lot in Bella Beach and the provisions of this Declaration, the provisions of this Declaration shall control.

If rip rap is installed on the four oceanfront Lots, it shall be the ongoing responsibility of the owners to maintain the rip rap. Such maintenance should be coordinated with the maintenance activities by the Association of any rip rap on the common area. If the owner of an oceanfront Lot fails to perform that maintenance after the rip rap has been installed, the Association may assert its right of maintenance pursuant to Section 4.22 of this Declaration.

The ARC may determine as needed the acceptability of house conditions in the event of any disputes.

In addition, in the next monthly homeowner e-mail, our Property Manager will remind homeowners of the ARC application process.

Meeting adjourned at 6:55 pm

ARC Cases since last meeting:

Application Date	Property Address	Description	
4/4/2024	172 Elderberry	Replace fences with cedar fences, front and back of home	Pending
3/20/2024	254 Bella Beach Dr	Extend fence between properties toward BB Drive. Cedar, 3' tall.	Approved, Completed
2/28/2024	116 Elderberry	Ground floor home addition, new fence around yard	Approved