

# NEWS VIEWS

October 2010

[www.cvhoa.org](http://www.cvhoa.org)

## Board of Directors

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Newsletter editor:

Paul Cahalen



*Have a Safe &  
Happy Halloween*

**NEXT MEETING**  
**October 5, 2010**  
**7:00 p.m.**  
**Country View**  
**Tennis Courts**

Professionally managed by: *Community Association Management*

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*Patti Hoster, Association Manager*

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## COUNTRY VIEW HOMEOWNERS ASSOCIATION

### PROPOSED ARCHITECTURAL REVIEW POLICY CHANGES HITS NERVE

The Board recently circulated a proposed revised Architectural Review Policy to the homeowners requesting comments and recommendations from the Homeowners prior to adopting a final version. The response was considerably larger than we expected. The common themes expressed in the responses seemed to be that the 45 day time period for review and notification was too long; and that any work done on back yards should not be subject to the review process. Since these two comments seemed to dominate the responses, it seems appropriate that the Board address a response to the membership at large.

First of all, our thanks to all who took the trouble to share their thoughts and suggestions. To those of you who took us to task about the 45 day time limit and the work on back yards though, we point out that nothing about these two areas was changed from the existing Architectural Review Policy which was adopted on July 1, 2005. The only item we changed was to require that work on a project be completed within 90 days of the notification of approval. This provision was added because the Board felt that some recent projects seem to have dragged out for an inordinate amount of time. The wording of this added provision is included at the end of this article for your information. None of the responses we received addressed this particular provision.

In regards to the 45 day time limit: Normally, the Board approves proposed Architectural Projects in a much shorter time than the 45 days allowed. As a matter of fact, we have even hand carried requests member-to-member to accommodate homeowners who seem to be on a particularly tight schedule. We cannot always promise to do this however, particularly when the project is more complex than a simple repaint job or when two of the four Board members are either out of town or otherwise unable to respond. It takes a majority of three for approval and the Board is operating one member short. An aside here: because of recent changes in state law, the Board is acting as the de-facto Architectural Committee. The 45 day time limit consists of 30 days in which to review the application and make a decision and 15 days to communicate the decision to the applicant.

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In regards to back yard work – Article 6.1 of the CC&R's states in part that, "No exterior improvement...any exterior addition, or alteration of, solar, air conditioning or heating systems, skylights, windows, pools, spas, ponds, fountains, awnings, patio covers, antennae, major landscaping, stonework, fireplace or concrete work, and mechanical, plumbing, or electrical facilities, shall be commenced, erected or maintained within the properties, without prior written Board of Architectural Committee Approval." Even if back yard changes are not visible from the street, they are from your neighbor's properties which was the original reason for including this provision in the CC&R's. It has always been part of the rules and the Board couldn't change it without a membership change to the CC&R's themselves.

The proposed change to the Architectural Review Policy is as follows: "Once approval is granted all work must be completed within 90 days of the notification of approval. If the applicant anticipates that work will not be completed within that time frame, the applicant may request one 30-day extension prior to the expiration of the original 90 day period. If work is not completed within the 90 day time frame, and no request for extension is received from the applicant, all work must cease and the applicant must submit a new application to continue work."

The Board would be happy to receive and consider any additional comments regarding this matter.

2010 Board Meetings

October 5, 2010 – 7:00 p.m. – Country View Tennis Courts  
December 7, 2010 – 7:00 p.m. – San Ramon Community Center

**City of San Ramon**

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[www.ci.san-ramon.ca.us](http://www.ci.san-ramon.ca.us)

**San Ramon Police Department**

Emergency: 911

Dispatch: 925-973-2779

email - [Police@sanramon.ca.gov](mailto:Police@sanramon.ca.gov)

**San Ramon Valley Fire Protection District**

Emergency: 911

925-838-6600

Web site - [www.srvfpd.dst.ca.us](http://www.srvfpd.dst.ca.us)