

Windjammer
Homeowners Association
Annual Meeting,
6 November 2019

Approving Authority (AA) Report,
Brian Millburn
Lisa Stephens

What Projects Require AA Approval (1 of 3)?

- All Roofing Replacements
 - Filings 1 & 2 (Lower Portion Windjammer)
 - Filings 3 & 4 (Upper Portion; Upgraded Shingles)
- Changes in Landscaping (Visible from Street)
 - Changed Design
 - New Lawn Ornamentation (e.g. Windmill)
 - Tree and Shrub Planting (or Removal)
 - New Concrete, Bricks, or Rock
 - Artificial Turf (Allowed; But High Quality Install)
 - Note: Front Lawns Require 35% Greenery on Surface

What Projects Require AA Approval (2 of 3)?

- Changes in Exterior Paint Color
- All Windows, Doors, and Garage Doors
 - Normally AA Requests Full Window Replacement
 - If Different Product/Design
- Temporary Trash Dumpsters
 - Must be in Driveway; Not Street
- Recreational Vehicle Overnight Parking Over 3 Days
 - Can Approve Up to 7 Days
 - Normally in Driveway; Please Don't Block Sidewalk
 - City Code is "No Street;" Homeowner Takes the Risk

What Projects Require AA Approval (3 of 3)?

- Sheds in 5 Foot (Ft) Side & 7 Ft Rear Utility Easement
 - City Allows up to 8 Ft Height (plus 5 Ft of Roof Peak) without a Homeowner Zoning Variance Request
 - Floor Area Limit is 120 Sq Ft without Zoning Variance
 - Homeowner Must Move Shed if the City or Utility Provider Requests Access for Utility Equipment
- Sheds Interior to Yard (Outside Utility Easement)
 - Can be Taller
 - Over 250 Sq Ft Floor Requires County Building Permit
- Shed Color and Shingles to Match House
 - AA Can Approve Variance to Blend in with Neighborhood

Typical Spring/Summer Approval Numbers

- Landscaping, Tree Removals, & Fence Moves – 15
- Home Color Changes – 8
- Window, Door, and Deck Changes – 5
- Pergola and Patio Covers – 4
- Sheds – 3
- Paver and Concrete Changes – 1
- Gutter Leaf Covers – 1
- Roof Shingle Replacements – 1
- Temporary Dumpster Emplacement – 1
- Note: Other Projects Completed without Approval
 - Homeowners Contacted/Risked Having to Redo

Where to Send Requests for Project Approval?

- Request Forms, Covenants, and Policies are Under “Documents” at <http://windjammercommunity.org>
- Email Approval Requests to aa@windjammercommunity.org
- Covenants Allow the AA 30 Days to Review & Respond
 - Generally Respond in a Week or Less
 - Can Take Longer if have to Ask for Additional Information