



# ReView

Golf Course View Cluster Association

July 2006

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## DRB Approves Change In Cluster Standard for Privacy Fences

In June, the board of directors submitted an application to the RA Design Review Board (DRB) requesting a revision to the cluster standards for privacy and rear fences to add the option that these fences may be painted to match the trim color of the house. That application was reviewed by a DRB panel on July 5th.

### Background

The existing cluster standards for privacy fences (those that run perpendicular to the back of your house) and rear fences (those that run parallel to the back of your house) require that these fences either be stained "Oxford Brown" or left unpainted to weather naturally. Fences that were stained "French Gray" (a gray-green color) under the original cluster standards are grandfathered in as well.

Based on the request of a resident, whose fence had been cited by RA as a violation of the cluster standards because it is painted to match the trim color of the house, the board did a quick survey of our fences. That survey showed that many of our privacy fences (and a few rear fences) are painted to match the house trim color—in violation of the cluster standards.

To remedy this situation, the board asked DRB to approve the change in the standards for privacy and rear fences.

### DRB Decision

DRB **approved** the requested revision to the cluster standard **for privacy fences** to include the option to paint them the same color as the house trim, for all units except end units. Owners of end units will need to get DRB approval to paint privacy fences to match the trim.

DRB **disapproved** the request that the standard **for rear fences** be revised to include the option to paint these fences to match the house trim color. DRB will, however, consider applications to paint rear fences the color of the house trim on a case-by-case basis.

### What This Means

Although we haven't yet received the final written decision of the DRB, *it is our understanding* that, except for end units, homes that have privacy fences painted to match the trim are now considered "in compliance" with cluster standards. That means you

don't have to submit an application to get the existing privacy fence color approved.

If you own an end unit and have a privacy fence painted to match your trim, you can either submit an application for RA approval, or wait to see if the fence is cited when/if you decide to sell your home.

If you have a rear fence that is painted to match the trim color of your home, your fence is still "in violation" of cluster standards. You can either submit an application to RA for approval of your rear fence color, or wait to see if it is cited by RA before you decide what to do next.

If you have either a rear or privacy fence that you would like to paint to match the trim color of your fence, you should submit an application to get RA approval before you paint.

## About That Big Rain

Would you be surprised to know that our cluster received 14.9" of rain the last week of June? That's the amount reported from three separate neighborhood rain gauges.

The good news is that, for the most part, the cluster's landscape and drainage systems came through the storm in good shape. Two trees were struck by lightning, but appear to be OK. The arborist will keep an eye on them for the next six to twelve months to be sure. We lost one little locust tree by the lower playground, but no damage was done to the property.

Drainage contractor Terry Hix described the rain as a "200 year event" and noted that no gutters, downspouts or runoff systems are built to manage that quantity of rain in such a short time period.

Terry was in the neighborhood to talk with a couple of residents whose basements flooded during the storm. While he never expects to see another rain event like that, Terry had some general recommendations to prevent wet basements.

First, residents who have standard open gutters should clean them and their downspouts on a regular basis.

Second, unless your downspouts drain into an *operating* underground system, using the 4" plastic extension pipes to move water well away from your foundation is a good plan.

Finally he noted that dirt around foundations and under patios tends to sink over time, with the result that water drains *toward* the house instead of *away* from it. If you're getting water in your basement, he suggests that you may be money ahead to have an expert survey your situation and correct any problems.

### August Board Meeting

The August board meeting is scheduled for Tuesday, Aug. 8 at 7:30 pm at 2096.

**Interested residents are invited to attend.**

## **We'd Have Told You If We Could**

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Some of you were probably surprised when PDS failed to pick up our trash on July 4th. The board was notified of this change in plan on the Friday before the holiday weekend and forwarded the information on to all those residents whose email addresses we have—basically anyone who has sent us an email in the past.

The cluster listserve we told you about last month is the best tool we have for keeping you informed about cluster issues. When you subscribe to the listserve, not only will you be able to get your cluster newsletter on-line, but you'll also automatically get any important announcements about cluster activities.

It's easy to subscribe to the listserve.

- Go to the cluster website ([www.golfcourseview.org](http://www.golfcourseview.org))
- Click on the "Newsletter Subscriptions" tab
- Enter your email address on the subscription form, read and accept the privacy policy
- Click on "Submit." You'll soon receive a response from the listserve.
- Reply to the listserve message, and you're done.

We encourage everyone who has access to the cluster website to subscribe to the listserve—even if you received an email about the trash collection problem. If you want to be sure you know what's going on in the cluster, the listserve is the best tool available, and the one we plan to use in the future.

## **Mosquito Control**

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Since the spring mini-drought ended, the mosquito population is thriving. The county is systematically applying larvacide to the storm sewers in an effort to control the population, but there are several easy things we can do to ensure we're not providing breeding grounds for mosquitos.

Please empty all containers holding standing water every couple of days including: open trash containers or their lids, trays under flower pots, watering cans, children's toys, plastic chair seats, etc.

If you have a birdbath, please change the water every two or three days or place larva killing "donuts" or pellets in the water. The larvacide will not harm birds or other animals.

## **Playground Update**

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For those of you waiting for the first pieces of new equipment to be installed in the upper playground, we still don't know the exact date the work will be done. We do know, however, that the equipment has been ordered and that the contractor expects to install it some time in early August.

In addition, the board has approved a project proposed by Eagle Scout candidate Patrick Miller to install a mulch area around the little swing set in the lower playground. This work will probably be done in September. At the same time, the cluster is working with the Golf Course Square board to replace the mulch in the rest of the lower playground.