



Spring Valley Lake Association

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Message from the Board Vice President for SVLA Breeze October 2016

Construction of the revised Architectural Manual is nearing completion; it is almost time for your inspection. Before you put on your hard hat, let's look at the foundation.

The power of the Association, in particular, the power of the Architectural Committee, to administer architectural controls within the community is granted in the Spring Valley Lake Declaration of Covenants, Conditions and Restrictions (CC&R's). Our Architectural Committee Members invest over 50 hours a year pouring over architectural applications and the architectural guidelines in order to preserve and enhance the architectural character of our community. Over time, architectural guidelines can become obsolete or incomplete due to governmental restrictions, new technology, new building and landscaping products, and changes in community preferences. The Architectural Committee and the Board understood that the current SVLA architectural guidelines and procedures needed to be updated. Consequently, SVLA hired Architect Gary Wiggle to handle the project. Mr. Wiggle has extensive experience working with homeowners' associations and understands the unique needs of different neighborhoods.

From the beginning, Mr. Wiggle emphasized that the Architectural Committee process is an **approval** process. We want homeowners to improve their properties. The Architectural Manual should make it easy for homeowners to understand what improvements are allowed or not allowed and to know what information must be supplied in order to obtain approval from the Architectural Committee. To this end, Mr. Wiggle included numerous diagrams and examples in the revised architectural guidelines. Furthermore, Mr. Wiggle believes that the Architectural Manual should only be used for approval process purposes and should not be used for code enforcement purposes. He recommends removing the enforcement items from the current Architectural Manual and putting them into the Rules and Regulations. This separation will make the Architectural Manual cleaner and easier to understand.

Mr. Wiggle strived to make sure the architectural guidelines reflect the unique needs of our Spring Valley Lake community, with its lake, equestrian center, and non-cookie cutter style. He produced several drafts, each time incorporating significant input and feedback from the Architectural Committee and Chairperson, as well as from the staff, especially the Staff Architectural Liaison.

Recently, an Architectural Manual Workshop was held for the Board, Staff, Architectural Committee and Architectural Consultant to discuss policy issues and questions. A **draft** of the Architectural Manual, which has not yet been approved by the Board, will be posted on the SVLA website for public review. The topic of the Architectural Manual will be on the October Open Board Meeting Agenda for discussion. A Town Hall will be scheduled for early November for public comment, prior to the Board voting on the Architectural Manual. If the community expresses interest, another Town Hall will be held in December.

As we go through the process of reviewing, discussing and voting on a new Architectural Manual, we would like to remind you that these guidelines are for the benefit of homeowners and the community as a whole. As one respected long-time resident is fond of saying, our rules and regulations and our architectural guidelines are our gates. They operate to keep out the encroachment of negative influences

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and to maintain and enhance the appearance and economic value of our property and improve our quality of life.

On a final note, the current Board of Directors would like to take this opportunity to extend its appreciation to Ilene Bandringa, the Architectural Committee Chairperson, for her ten years of service to the Architectural Committee. Although she is moving out of state, Ilene has shown true character by continuing to use her experience to make sure that the information in the Architectural Manual is accurate, as well as easy to understand and implement. The Board applauds both Cliff and Ilene Bandringa for their prior service on the Spring Valley Lake Association Board, Task Force, and committees. The Board wishes them happiness in their new home.

Amy Stanton
SVLA Board Vice President