

THE RIDGE HOA  
ARCHITECTURAL CONTROL COMMITTEE  
ANNUAL REPORT 2015/2016  
November 12, 2015

**ACC Actions:** Since our last Annual Meeting a total of six submittals for which ACC forms were submitted and approved.

**Submittals and Actions:**

Repaint exterior: three  
Major landscape revision: one  
Driveway replacement: two

**Other:** The ACC received a few inquiries about issues that are not a subject of our Covenants or were non-applicable because of the item or the location. The ACC is pleased to answer any and all inquiries that are, or could be, pertinent to the Covenants.

**Violations:**

One Covenant violation occurred and was addressed this last year. The violation consisted of repainting the exterior of a house without prior ACC approval for the selected color. The color chosen was objected to by several residents and the ACC notified the homeowner immediately on the day that the unapproved painting started. After several months of discussions and numerous letters, email communications from the ACC chair and the Ridge Board of Directors and one direct meeting with the homeowner, the objectionable color was repainted. The re-paint color choice was submitted to the ACC in advance, in compliance with the Covenants, and was approved. As of this date a small portion of the objected color remains; the homeowner has indicated that the remaining objected to color will be re-painted when weather is appropriate in 2017.

**Other ACC Activity:**

**Vegetation management:**

We contracted with our landscape maintenance contractor to thatch and re-seed a portion of the lawn in our front entry area. It took several months for the thatching, new topsoil, grass seed and fertilizer to take effect. That has happened now in all areas treated except in the immediate proximity to the entry monuments. Shade from the large maple trees and overhanging branches of other trees adjacent to the entry signs has encouraged the rampant growth of moss and has impeded growth of grass and other landscape plants.

**Entry Area Improvements:**

The HOA President appointed a committee of residents, including the ACC Chair, to research and develop a plan for improvements to the entry sign area. The Entry Improvement Committee report is presented separately from this ACC Report.

**Reminder:**

It is the responsibility of every resident to trim bushes, tree branches, hedges, etc. that overhang sidewalks or interfere with pedestrian traffic on the community sidewalks. Please check over your particular lot and take the needed action; thanks.

Please remember that the Architectural Control Committee exists because of guidelines and restrictions that are included in the incorporation documents for our Home Owners Association. The details are included in the “Covenants, Conditions, Restrictions and Reservations” (commonly called “Covenants”) that were first filed with King County in 1985. The original Covenants have been modified a few times by amendments and if you want a current version, please request same from the ACC Chair or visit the web site at [www.ridgefairwood.com](http://www.ridgefairwood.com); the current Covenants are posted on our web site.

The various restrictions and provisions that pertain to appearance of the neighborhood are intended to maintain the overall aesthetic character, thus the intrinsic value of our respective homes. If you plan any changes to the external appearance of your property (and that includes exterior painting) you should review the Covenants to see if such appearance changes are regulated by the Covenants. If you are unsure, please ask me.

Submitted 11-12-16 by

Jon Koloski

ACC Chair