

# ARCHITECTURE COMMITTEE REPORT

June 22, 2015

## SHEARWATER SPRING WALKABOUT

PLUS.....

Lois McGovern, Linda Bolling and Rainette Bannon walked the grounds at Shearwater on Sunday, June 14 and noted lots of good things happening, as well a few minor issues to be attended to by various residents. Overall, windows have been replaced and are now unclouded, entry ways and decks appear clean and uncluttered and the property overall benefits from the attention residents are paying to doing things that keep Shearwater beautiful and elegant. Thanks to all!

Since we were already out on a relatively hot, humid day, we decided to note any additional items we thought detracted from the property that are not necessarily under our guidance. Most obvious were:

1. trucks parked on a Sunday who are involved in weekday reconstruction or renovation of units. They are taking weekend space where residents and guests park. Please be thoughtful of your neighbors and ask contractors to move their trucks to spaces away from residences after they finish unloading, when it is reasonable, to observe Sundays.
2. We also noted standing trash outside the dumpster and trash receptacles because contractors or residents have put cardboard boxes, boards, wallboard inside AND outside the dumpster and trash barrel. PLEASE have your contractors remove their debris as they work. It is unfair to residents when they find the dumpsters overflowing and unsightly. Cardboard boxes should be broken up and put in the green receptacles, not left on the outside. Building materials need to be removed from the property. I recently saw a window propped up on the outside of a trash receptacle and a ceiling fan inside the dumpster. These items are not trash to be put where people put papers and household garbage.
3. There is a need to put caps on some of the dock wooden pilings which are deteriorating. Capping them will prevent the wood from further rotting and eventual costly replacement. We are bringing this to the attention of Metropolitan.
4. Finally, we remind ALL newcomers and established residents and renters to please remember to fill out the Request for Architecture Change before putting in new windows, doors, blinds, exterior screens or anything which impacts the symmetry of our buildings. The form is on the website under Shearwater condos, Architecture Committee and documents. A copy should go to Metropolitan Management and another to one of us on the Architecture Committee. We need this document for our records, and have files of approved window vendors and colors, as we do for both

metal and storm doors. Please let us help you to select what matches other exteriors at Shearwater.

5. Several residents have replaced their metal doors recently. Fiberglass and metal are both acceptable replacements. We need to have the Request Form to ensure that what you are putting in is a solid door, no windows, no adornment, to be symmetrical with all front entry doors at Shearwater. Some residents are painting their own doors and some have hired contractors. The paint is registered at Sherwin Williams on West Street under Shearwater Condominiums. It is ALMOND, custom blended and is no VOC, so is titled EMERALD. Be sure you are painting with this paint. All doors at Building 4 were painted last year with this paint; if you have any question about how it looks, come see for yourself.

Thanks to everyone for caring about our community and doing your best to keep it clean, beautiful and symmetrical.

Rainette Bannon

Chair, Architecture Committee

## SHEARWATER SPRING WALKABOUT

### ARCHITECTURE COMMITTEE

Rainette Bannon, Lois McGovern, Linda Bolling

June 14, 2015

At least twice a year, the Architecture Committee walks around our Shearwater property to review any exterior changes and to provide a report of the appearance of Shearwater buildings and grounds to the Board, Metropolitan and residents/owners. This Spring Shearwater appears to be even more lovely than in recent past Springs, perhaps because of the tough winter we endured. Many residents have put in new windows, many others are now renovating interiors, and the grounds are lush and green.

While we look particularly for any exterior changes that would negatively impact the appearance of Shearwater, this year we went beyond pointing out a few violations, to noting issues that we believe the Board, Metropolitan and residents would want addressed. An asterisk in front of the issue indicates that it is NOT an Architecture Committee responsibility.

\*CONTRACTED INTERIOR WORK: Many people are having interior work done this Spring. Buildings 4 and 11 have multiple unit work being done. All interior work over \$2500, must be reported to the management company and to the Shearwater Board for insurance and safety reasons. We saw only one unit – 6B1- where the permits were clearly displayed in a window. Please post your permits in a visible location.

The second item regarding renovation is that any materials being torn down, removed or otherwise disposed of are NOT TO BE PUT IN Shearwater dumpsters or trash bins. They are to be removed by the contractor. Recently we noted drywall being stored outside buildings and a ceiling fan and drywall stuffed in the dumpsters. Naturally, when that occurs, there is not enough room for residents to place their own trash and garbage in the proper receptacles. Please have respect for your neighbors and the beauty of our property and have your contractors or you remove used building materials away from Shearwater property.

\*CONTRACTOR TRUCKS. Contractors should park their trucks, vehicles, and trailers in GUEST parking spots. They should not be leaving their trucks parked at Shearwater over the weekend.

\*POSTS ALONG THE DOCK: The tops of the posts are rotting because they are not capped. Ultimately, not capping them now will result in further expense to replace them later. Second notice.

\*Building 8 – outside light needs cleaning.

\*Building 5 – broken curb needs repair.

\*Overgrown holly and hostas, etc. There are buildings where the plantings are spilling over onto pathways and entryways. These need to be trimmed back for ease of walking and entry to buildings.

#### SPECIFIC UNIT VIOLATIONS:

1. 1A has a deck fan that is improperly attached to the ceiling. This is the second violation notice.
2. Building 7 – grill, charcoal bag, spatula left on entry walkway. Violation of fire code.
3. Units 15A and 12A must put back the deck to its original state, removing the gate and replacing it with the rail and steel cables.
4. A loose cable is hanging down from the right side of the deck between 16A and B1.
5. 6A3 – awning needs to be replaced. Hummingbird feeder needs to be taken down. Pinwheel at front entry should be removed.
6. 3A Bikes are not stored; they are on the patio. There are also storage boxes, ropes and many items that clutter the deck and should be stored elsewhere.

In sum, most of the violations we noted last fall have been taken care of. Good news! Other items that we note are easily remedied for the most part. IF Metropolitan will send letters of violation to the few owners cited and let all unit owners know the suggestions regarding interior renovation requirements, hopefully the trash and parking issues will be resolved. We also suggest that residents/renters inform their unit neighbors when power washing a deck as a courtesy. Hope the good work continues, and thanks to all involved in making it happen.

Rainette Bannon

Chair, Architecture Committee

June 15, 2015