

Architectural Control Committee
May 06 thru April 07

With a couple of exceptions, this year was rather calm and no problems were forwarded to the P.O.A. Board of Directors. We have been working very hard to try and solve the problems that arise, and so far the residents have been working with us. At this time we don't have any problems that could be headed for the Board.

The first exception was the number of homes permitted during 2006. We permitted 306 single-family homes, which included 14 condos. This was the highest number of new starts since the middle of the 1990's. The down side of this statistic is that it means about 625 new cars on our roads.

The second exception was the new commercial development on two of the corners of Ponce de Leon and Desoto Blvd. Until about three years ago, Cooper had complete control of commercial development on their reserve property. Therefore the ACC had no involvement in this area. After Cooper's decision to stop developing commercial property, the ACC had to get involved. We had a hard time doing this effectively until the Ponce. Projects got started, because there were very few commercial projects and they were small. When we were first introduced to the John Hollingsworth project in this area, we had the presence of mind to insist on a complete layout to the property, including a landscaping plan. When the first trees were cut down, the complaints started. That property has a disadvantage over the Ben White property in the same area, but north of Desoto. The Hollingsworth property is about 40 feet off of Desoto and to make it worse that area between Desoto and the property line is an electrical easement and all the trees have been cut down, totally exposing the area being developed. The property north of Desoto has a 125-foot right away for future widening of Desoto Blvd., and the trees are still standing. This makes it hard for people to see the development going on in that area. Now that the Real Estate office has been landscaped and the new bank soon will be, we hope the complaints will go away.

After this new commercial development started, one of our committee members wrote a new procedure for commercial development. In my estimation, this is a well-written document and should serve us well in the future.

Jim Rush, who had served on the committee for over eleven years, resigned in February to move to Iowa. His experience will be missed, but he is being replaced by a very able Bob Kostecky. I will be leaving after the second meeting in April and the committee has sent the recommendation of Leland Kew to replace me. I am sure he will also do a fine job.

This committee has made a lot of progress over the past ten years and a lot of that was made possible by the support of POA Board of Directors. Many new problems will come up during the next few years and I feel confident the board will continue their support.

Sincerely,

Dale F. Patty
Chairman,
Architectural Control Committee