

2012 Design Review Committee Report

August 4, 2012

Philip Walters, DRC chair

DRC Activity for 2011-2012

(More detail is available at <http://www.elkstreamranch.org/DRC-Notices.html>)

2011-2012 has been a quiet year for the Design Review Process

We had one application

- Applicants: Rick & Lenore Kremen
- Lot 28
- Application received 5-10-12
- Brief Description of Improvement: Applicants propose to add 8 foot deep deck with railing of 2x2" pickets to front of house, in front of the portion closest to the road. Deck surface will align with the upper floor of the house. Supports will be 2 8"x8" wooden columns resting upon 42" high 24"x24" natural stone face pillars. The deck color will be a dark brown. Stone and deck color samples were submitted. No Variances have been requested.
- Submittal has been reviewed for completeness.
- Approval granted by DRC 5-31-12

As of May 20, 2012, the DRC has found no noncompliant improvements, based upon an inspection of the subdivision conducted by Philip Walters.

To comply with the requirements of the Colorado Common Interest Ownership Act and our own governing documents, we maintain a DRC-Notices page on the Association web site www.elkstreamranch.org and we follow the process outlined in the Design Standards and Review Procedures. The process is briefly:

- When an applicant submits an application to construct and improvement, the DRC chair reviews the application for completeness, and may ask for additional information in order that the DRC has sufficient data to review. The more complete the application, the faster it can move through the process
- A notice is posted on the website informing POA members that an application has been received, a brief abstract of the proposed improvement(s), information on how any member of ESRPOA can examine the proposal and the deadline for making comments. Generally smaller

impact applications will be open for comment for about 1-1/2 weeks while homes and other large structures will be open for comment for 3 to 4 weeks.

- A hearing open to any ESRPOA member will be scheduled to occur after the comment period, with the hearing date posted in advance on the website according to the Bylaws. The DRC can only issue approvals in this hearing after the comment period
 - Some smaller applications may be handled under unanimous consent after the comment period according to the Bylaws without hearing if no adverse comments have been received, if the applicant waives hearing and the DRC is unanimous in its consent to do so. DRC will not waive hearing for homes, buildings and other large projects.
- Finally, the review process is “rule based”. DRC will review the design point by point against the Covenants and the Design Standards. If an element meets the rule, it is approved. If it does not, then a Variance request made under DSRP Article 3 will be reviewed, and may or may not be approved. If an element is not compliant and the applicant has not applied for variance, then the non-compliant element will be denied.

What this means to you: *Early* in your process of planning an improvement, contact the DRC through the DRC chair to find out how your project will be handled, and if it needs DRC review. *You should plan on it taking 2 to 3 weeks to get a ruling for smaller projects and 4 or more weeks on a home or building.* Incomplete information will make the process go slower, so please understand that when the DRC chair asks for additional information at the beginning, it is for the purpose of making the application move quicker, not to annoy. Please note that if an element of your design does not comply with a Covenant or Standard, you must include in your application materials a request for Variance. Also, please remember that individual DRC members, including the chair, do not have the authority to grant an instant approval. We can sympathize that you may have a contractor who can show up tomorrow, but we can't do a one day turnaround and be fair to the law, the process or your neighbors. Don't make financial commitments on an unapproved improvement and don't begin construction without approval.

I assure you, **the DRC wants to help you have a successful project** and I as chair am happy to help you put together a complete application, and to explain rules and process. Please remember every member of the DRC, the Board and other committees are **your neighbors acting as unpaid volunteers in their spare time**. Our personal schedules will sometimes have an impact on our availability, and we have to comply with the Act and our Governing documents. So please plan ahead.