

CEDAR HIGHLANDS HOA ARCHITECTURAL REPORT

FEBRUARY 2025 ARC REPORT
Presented: BOD Meeting March 10, 2025
PREPARED BY THE ARC COMMITTEE

ARC Comments in Red
Owner Responses in Green

New Construction Requiring Application for approval: Qty 6

1. **Robb, Ricky & Jason: New Home Build**

Block 05-Lot 04 @ 714 High Cedar Highlands Drive

Awaiting completed application, drawings and payment of HOA fees for landscaping & grading. Details necessary to address possible impact on waterways and roads.

2. **Jones, Nicholas: Existing Home**

Block 06-Lot 08 @ 891 E. High Mountain View Drive

Awaiting application and drawings for landscaping & grading. Details necessary to address possible impact on waterways and roads.

3. **Larsen, Earl & Patricia: Existing Home Excavation**

Block 6-Lot 4 @ 815 High Mountain View Dr

Awaiting application and drawings for excavation around cabin. Details necessary to address possible impact on waterways and roads.

4. **Neil, Michael & Elizabeth: New Home Build**

Block 11 Lot 10 @ 2371 S High Mountain View Drive.

Awaiting Application, Drawings & Payment for HOA Fees to provide access to lower lot in preparation for home build. Review of drawings required for Board/ARC approval which has not been given at this time. **Owner reports properties re-zoned . County paperwork received for re-zoning.**

Architecture & engineering in process.

5. **Neil, Michael & Elizabeth: Garage addition at existing home location**

Block 11 Lot 11 @ 1154 E High Mountain View Drive. *Awaiting Application, Drawings & Deposits for garage addition on upper lot @ existing home. Deposit depends on the size and type of building. Review of drawings required for Board/Arc approval which has not been given at this time.*

UPDATE REQUIRED **Owner reports both properties re-zoned. County paperwork received for re-zoning. Architecture & engineering in process.**

6. **Jami Webster & Joshua Nelson: New home Build**

Block 02 Lots 02 & 03 @ 1807 & 1811 S High Cedar View Drive.

Work began without ARC application or approval. Awaiting Application, Drawings & Payment for HOA Fee for widened driveway, dirt moving and lot preparation. Board/ARC approval has not been given at this time.

The board sent notification via certified mail and email regarding application requirements. Owner to reconcile the issue at February HOA Meeting. Linford reports at February BOD meeting no building application forthcoming. Lot most likely to sell as is.

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Applications Received & Processing Required: Qty 4

1. **Loo, Robert: Existing Home Repairs**

Block 02 Lot 34 @ 1005 E Cedar Highlands Drive.

Application Received for Driveway & Landscape Repairs.

Drainage issues under the deck are ongoing. Owner reports he will be pouring approx. 435 SF of concrete under his patio deck. This will include compaction and drainage. The timeline to be advised & application to be reviewed for possible necessary deposits.

2. **Loo, Robert: Existing Home Siding Repair**

Block 02 Lot 34 @ 1005 E Cedar Highlands Drive.

Application Received for Home siding installation. Considered repair and no Approval or Impact Fees Required.

3. **Neil, Michael & Elizabeth: Existing Home Driveway Repairs**

Block 11 Lot 11 @ 1154 E. High Mountain View Drive.

Application Received for Driveway & Landscape Repairs at existing home. Considered emergency no Approval Required.

Owner reports both properties rezoned. County paperwork received for re-zoning. Driveway work is ongoing. Plan is to construct a heated driveway. Timeline response required and believed this will take place during the garage rebuild. UPDATE REQUIRED

4. **Hilton, Jim & Peg: Existing Home Container Shed**

Block 7-Lot 4 @ 1042 E High Mountain View Drive

Application for a shipping container/shed. Approval pending receipt of necessary impact fees/deposits.

Hilton reports the project is on hold. Planning to proceed Spring 2025

Applications approved and under Construction: Qty 12

1. **Hahn, Steve: Existing Home Construction of Shed Storage**

Block 09-Lot 06 @ 2091 High Mountain View Dr

Building Application submitted 5/24/2024 & approved. Fees paid.

Owner reports landscaping complete and the shed is dried in. Siding is completed and rock work will be completed in Spring/Summer 2025.

2. **Foss, Glenn & Cindy: Landscaping post Home Build**

Block 5-Lot 9 @ 818 High Mountain View Dr.

Application submitted on 9/10/2021 for new home construction. Fees paid. Portable restroom available, trash collection TBD. Construction with a lot of deliveries and heavy equipment on going winter of 2023-2024 during wet months. Owner agreed that deposit be retained to repair roadways per

Owner's Construction Requirements. Foss reports project complete & COO Received. However, measures are being considered to mitigate erosion of bare areas around the home. Work may take place in Spring/Summer 2025.

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3. **Hatch, Darren & Lisa: Garden/Canning Kitchen**

Block 11-Lot 3 @ 2215 S. High Mountain View Dr.

Building Application submitted 2/23/22. Fees paid. Construction started & nearing completion. Minor Interior items remaining. Portable bathroom and trash collection removed this week.

Construction stopped through wet months as recommended per Owners Construction Requirements. Receipt of construction verification schedule pending.

Owner reports estimated completion by June 2025. Final inspection not yet scheduled. Remainder to take place in 2025.

4. **Hatch, Darren & Lisa: Construction of Patio Deck Enclosure**

Block 11-Lot 3 @ 2215 S. High Mountain View Dr.

Building Application submitted 4/24/24. Fees paid.

Board/ARC approval of this application took place 5/9/2024 Meeting Receipt of construction verification schedule pending.

Owner reports estimated completion by 2/1/25. Final inspection not yet scheduled. Completion is thought to be June 2025. No COO required.

5. **Collins, Corey & Nancy: New Home Build**

Block 4-Lot 14 @ 2134 S. High Cedar View Dr.

Application received for lot clearing submitted 9/14/2022. Application completed & received 9/13/2023 and fees paid. Construction to begin TBD

Collins reports clearing/landscaping/lot preparation ongoing. Permit submission planned for this winter. Work to begin in Spring 2025 post wet months approx. May 1st.

6. **Nelson, Linford: New Home Build**

Block 2-Lot 5 @ 1827 S High Cedar View Dr.

Application received for earth moving and lot clearing 8/15/2022. Fees paid. Drawings submitted & construction underway. No portable restroom or trash collection present at this time.

Neighboring Lot filed formal complaint reporting trespassing on their lot. HOA notified Home Builder and problem was corrected. Prior pictures of what appears to be a completed project are on file. Pictures of heavy equipment (3 Pieces) and scaffolding in place at the front of the cabin 11/10/2024. Property with home currently for sale. Inspection of culvert, ditches & road needed. Copy of permit never received and COO is now required.

7. **Cole, Brittney: New Home Build**

Block 4-Lot 9 @ 759 E. Cedar Highlands Dr.

Application received 6/8/2022 for Daughter's new home, detached garage, and pickleball court construction. Fees paid, work awaiting commencement 3/7/2023 Portable bathroom available. Trash Collection Bin to be viewed.

Construction underway. Owner Brittney Cole reports 2/14/2025. County provided a partial pass and move in acceptable. Grading and roof nailing must be completed to obtain COO. Upon final work completion COO is required.

8. **Hinds, Jeff & Kim : New Home Build**

Block 2-Lot 11 @ 1244 E. Cedar Highlands Dr.

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Application received for new home 6/2/2023. Fees paid. ARC recommends approval of this application (work started without application submission, but plans indicate criteria of CC&Rs are met) Portable bathroom available and trash collection available.

Construction continued through wet months (2023-2024) and complaints submitted for builder trucks blocking main roadway. The owner was notified that the \$3000 Security Deposit is non-refundable as of Board action on March 14, 2024. Owner reports continued progress with 95% completion.

9. **Nelson, Linford: New Home Build**
Block 4-Lot 16 @ 2078 S High Cedar View Dr.

Lot clearing application received 6/30/2023 with Nonrefundable \$1000 impact fee paid to clear lot. Dirt/earth moving, Land clearing, soil testing, perc testing, engineering, plot map of structure layout is NOT considered an all-inclusive ARC application.

Proper application with all pertinent information including permit is required. Non-Refundable Impact Fee of \$3000.00 agreed upon April 11 2024 Board meeting and needs to be paid upon commencement of any further construction. Portable bathroom and trash collection to be placed on site. Linford asks in February 2025 board meeting if this property meets the current building impact fee requirements. He was reminded it was previously adjudicated at prior impact fee amounts. Only grading took place in the summer of 2022 with no construction taking place during the winter of 2022-2023 until now. See information above from April 11, 2024 board meeting.

10. **Heerema, Bret & Rebecca: New Home Build**
Block 1-Lot 1 @ 1884 S. High Cedar View Dr

*Application submitted on 2/2/2024 for new home construction. Application Complete except for a copy of the building permit. Verbal acceptance given on 5/1/2024. Construction has started. Stucco color agreed upon with Owner's. Fees paid. Board/ARC approval of this application took place 5/9/2024 Meeting. Portable restroom on site. **Trash collection is now visible on site on 11/10/2024.***

Community complaints continue regarding trash (2/27/2025) collection. Potential road damages are being evaluated. A permit is provided and on file. Regular inspections determine Heavy equipment, building materials and vehicles are continually parked on the road or on site. Ditches have been flattened and heavy traffic and construction are continuing during the wet months. 11/10/24 New Culvert at Block 02 Lot 10 has a dip in the road due to all the heavy traffic. Currently construction is continuing during the designated wet months of 11/2024-4/2025 with continued road parking.

11. **Colbert, Eileen: New Home Build**
Block 07-Lot 06 @ 2431 S. High Maple Circle

*Application and all appropriate paperwork have been submitted 5/1/2024. Fees paid. Exceptions are building permit, Portable bathroom and trash collection to be made available. Lot inspection needed to view portable bathroom and trash collection. **Major road damage because of a broken water line during construction excavation. Water Conservancy approved funds for road repair. Working with affected Owners to provide access to their homes. Colbert reports an anticipated completion date of September/October 2025.***

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12. Douglass, Clayton & Amy: New Home Build

Block 08-Lot 03 @ 1079 E Cedar Highlands Drive

Application submitted 5/2/2024 and all appropriate paperwork have been submitted for new home build. Fees paid. Permit & updated site plan received.

Portable bathroom and trash on site.

ADDITIONAL verbal warnings given regarding vehicles & trailers parked on the road and 4:00 am concrete delivery. Corrections taken on all. Construction is currently continuing during wet winter months. As of end of December concrete outside of house and driveway completed.

Drywall delivery in early 2025 caused road blockage on Right Hand Canyon Road. Tow truck involved. Owner's report estimated completion May/June 2025.

Completed Applications No Impact Fees Required: Qty 1

1. Swingle, Mark & Liz: Existing Home Repairs

Block 06 Lot 12 @ 934 E Cedar Highlands Drive. *Application Received for Driveway & Landscape Repairs. Considered emergency no Approval Required.*

Completed Applications & Eligible Impact Fee Refunds being processed: Qty 1

1. Crowther, David & Emma: New Home Build

Block 6-Lot 1 @ 898 E. Cedar Highlands Dr.

Application submitted initially on 2/22/2022 for new home construction, fees paid by check and paper copy of application received on 2/28/2022. Construction continued through wet months & Owner agreed that deposit be retained to repair roadways per Owner's Construction Requirements.

Owner reports interior projects were completed the end of November. County provided authorization for move in prior to receipt of COO. Awaiting COO.

Reminder:

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/additions/changes to their structure(s). CC&Rs and the forms to submit are listed on the HOA website: www.cedarhighlandshoa.org