

VGHOA Architectural Committee Report

July 7, 2025

Summary

The Architectural Committee has been busy with several Architectural Change Requests from owners who are replacing windows and/or doors prior to having their units painted. The ACRs that have been submitted and approved this quarter are from Units #11, 21 & 33.

The painting project is going smoothly with 3 buildings completed and 1 more scheduled to be finished this week.

Maintenance Requests Rcvd or Outstanding

- Skylight issue was investigated and found not to be leaking on #34.
- Some missing grout or loose bricks have been noted on several units; committee is researching contractors and costs.
- Committee is still working on getting bids for concrete work so budgeting can be looked at.

Planning and Priorities

The preliminary painting schedule called for 2 buildings a month to be painted but there have been a few weather delays; the next building should be started around the 18th of July and Tim will be still planning to complete the remaining six buildings by the end of September. Currently we are \$50 under budget. Garage door replacements and the painting is already enhancing the look of our community.

There is now at least one building in each of the five approved colors so that owners can see for themselves how each color looks in real life. One message has been received to possibly change the selected color from the one the two owners agreed on to a different one; however this is on a building that is not scheduled for painting until next year. The committee is planning to finish the project with the replacement of the remaining 13 garage doors and to complete the painting on the other 18 units. By the end of next year, the community should be looking great with replaced garage doors and fresh paint! The spreadsheet that we are working from has been updated and provided to all board members.

We are continuing to evaluate the needed concrete work and fencing work on 8 units that was not done previously and are compiling a comprehensive list of potential additional work that owners might want to have done in order to make an attractive bid package for contractors. Owner improvements will be paid for by owners and common area work will be funded by the HOA.

Action Items for Board Consideration --- None at this time.