

VGHOA Architectural Committee Report

March 2, 2026

Summary

This quarter has seen good progress on our garage door replacement project with completion expected by the end of April. The Architectural Committee has completed an Architectural Change Request from Unit #25 (pet door). Maintenance requests for brick repair on several units are scheduled for completion in April.

The painting project is scheduled to continue in the second and third quarters with 9 building to be painted. The contractor is planning to begin the first building around the middle to third week of April, weather permitting. Several owners still need to complete their Paint Selection Forms.

Maintenance Requests Rcvd or Outstanding

- Ten garage doors have been replaced and there are two remaining garage doors to be replaced. Scheduling will be set for later in April due to either new ownership or owner's request for delay. Several owners took the opportunity to replace the automatic openers at the same time as the door replacement was done.
- There is brick repair work scheduled for this first weekend in April on Units #12, 36, 37, & 38 using a contractor that previously worked in the community.
- Gutter cleaning will be scheduled for later this spring, as needed.
- Committee is still working on getting bids for concrete work so budgeting can be looked at.

Planning and Priorities

The Architectural Committee anticipates that the garage door/painting project will be completed as projected. Signed paint selection forms are needed for 5 buildings. The spreadsheet that we are working from has been updated and provided to all board members. Please be sure to review the 2026 tab for the figures and additional details.

The upcoming needs that we will be looking at include the last remaining roof replacement on building #29-30, addressing CC&R or Bylaw language that will possible shift some replacements (exterior lights) to owners rather than the HOA, evaluating any additional brick or siding repair, and concrete replacement schedules.

We are continuing to evaluate 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.