

2019 ANNUAL MEETING

PLANS CHAIR

Hi, welcome all. My name is Kim Bantle. I am the Plans Administrator and work with the PHOA board and Plans Committee which includes me, Howard and Brian Bradford. The Plans Committee reports to the Board. We handle:

- new construction,
- remodels and
- other small construction projects like re-roofing and pools.
- 2018 has been a very busy year, PHOA has reviewed 4 major projects:

16050 Anoka is a large remodel that was approved and is in progress.

1124 Las Pulgas Drive is a large remodel that was approved and is in progress.

1085 Palisair Place was approved for a large remodel. The homeowner decided to begin with an interior remodel first while waiting for permits. Final approval has not yet been given for the remaining of the project.

1120 Las Lomas Avenue submitted a plan for new construction. After story poles and a neighborhood meeting, the homeowner withdrew their plans.

- There were also 9 smaller projects reviewed.

1220 Las Lomas Place – re-roof - complete

1216 Las Pulgas Road – re-roof and interior remodel – complete

1216 Las Pulgas Road – Landscape plan – complete; side fence submittal withdrawn

16050 Anoka Drive – Hardscape plan

1228 Las Lomas Place – Pool – in progress

1228 Las Lomas Place – Addition over garage and interior remodel – awaiting final approval

1124 Las Pulgas Road – Landscape Plan

16031 Anoka Drive – Fire suppression system

1160 El Medio – revised pool plan

- Current construction project ongoing
1341 Las Conoas Road – pool, decks, windows and remodel
1124 Las Pulgas Road
1085 Palisair Place
16050 Anoka Drive

The PHOA continues to review its documents and work on ways to make them easier to follow and understand. Please check the website for the most current information if you are building, remodeling or re-landscaping.

- The Board must review all plans to evaluate any potential view obstruction and to make sure the plans conform with the CC&Rs.
- Story poles are required for most construction plans. In addition, site visits, documenting photos and neighborhood meetings are all part of the review process.
- Plan fees are based on the size of the project. You must be current in dues and other fees when submitting your plans.
- If you are planning on doing any kind of external construction, fencing, gates, re-roofing, etc. you should consult the website, Palisair.org and review the CC&Rs, the submittal procedures and the application PRIOR to planning your construction. I will also be around after the meeting if you have any questions.
- Story poles are required for most construction plans. In addition, site visits, documenting photos and neighborhood meetings are all part of the review process.
- Plan fees are based on the size of the project. You must be current in dues and other fees when submitting your plans.
- During the construction process the Plans Committee visits the property at various stages of construction to insure what is being built is according to the approved plans. Also an independent professional survey may be required during the early phase of construction to verify height of the foundation. Later, the final roof height is measured to assure the maximum height complies with the approved plans. Hardscape is also checked for compliance.

Submitting, 3 step process:

- All homeowners must submit their plans for construction first to the PHOA prior to obtaining city approval or demolition. PHOA will determine if story poles are required. Neighborhood meetings and site visits will also be determined.
- Once the plans have preliminary approval from the PHOA, the plans then go through the city permitting process.
- After city approval is obtained, the plans must be resubmitted to the PHOA for final approval showing the city approved stamp.
- The Board of the PHOA is committed to an open information policy so that the PHOA, submitting homeowner and affected neighbors are all in the loop in regard to each project.
- As usual, the monthly Board meetings are open to all members of the PHOA.

Cool Roofs

The PHOA has had to respond to several changes made at the city and State level that affect this neighborhood. Title 24 passed in 2014 requires 'cool roofs' that reflect light and are energy efficient on all residential roofs that are flat or almost flat. The material allowed on flat roofs are very limited in color and very bright. At the same time, the PHOA CC&Rs prohibit roof materials that create glare. Therefore, no flat roofs will be allowed by the PHOA if they produce glare. If you are re-roofing, you must submit an application to the PHOA prior to construction with a roof sample.