

**Annual Report to the Board of Directors
May 1, 2014 to April 30, 2015
Covenant Advisors Report**

**Exterior Alteration Applications
Architectural Resource Committee Cases
Letters of Compliance
Violations
Foreclosures**

I. Exterior Alteration Applications

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|---------------------|------------|
| ❖ # applications: | <u>223</u> |
| ❖ # approved: | <u>147</u> |
| ❖ # stipulated: | <u>51</u> |
| ❖ # denied: | <u>9</u> |
| ❖ # withdrawn: | <u>7</u> |
| ❖ # tabled: | <u>19</u> |
| ❖ # Dual Decisions: | <u>9</u> |
| ❖ # appealed | <u>3</u> |
| ▪ # upheld | <u>0</u> |
| ▪ # overturned | <u>3</u> |

II. Architectural Resource Committee* (ARC) Cases

**ARC cases consist of properties that have been referred by the OM Board of Directors to the Columbia Association legal department with a request to join and assist Oakland Mills Community Association in taking legal action against a property owner to compel them to correct existing and ongoing covenant violations.*

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|--------------------------------------|-----------|
| ❖ # ARC Cases at start of year: | <u>7</u> |
| ❖ # 15 day notice/resolution request | <u>5</u> |
| ❖ # Cases accepted by ARC: | <u>5</u> |
| ❖ # ARC Cases Closed: | <u>0</u> |
| ❖ # ARC Cases at end of year: | <u>12</u> |

- *Of the open ARC cases: 8 properties are flagged by the Columbia Association and have either reached a summary judgment and paid attorneys' fees but retain minor unresolved violations, or they are working on correcting their violations and have timelines in place and the Columbia Association has opted to retain the flag on the assessment files to*

note the presence of a covenant violation as well as deny the resident use of Columbia Association facilities and programs until all covenant violations have been resolved. 4 of the cases are in litigation status and are in differing states of enforcement. Of these cases CA is mowing the grass at one of the properties.

III. Letters of Compliance:

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|---|------------|
| ❖ # Requests for a Letter of Compliance: | <u>103</u> |
| ❖ # Properties found to be in compliance: | <u>40</u> |
| ❖ # Properties found to be out of compliance: | <u>63</u> |
| ❖ # Properties brought into compliance: | <u>31</u> |
| ❖ # Properties remaining out of compliance: | <u>32</u> |
| ❖ # Total compliant properties for year | <u>71</u> |

- *Properties remaining out of compliance are either working on correcting the violations and will contact us for a compliance letter, have not sold the property, or have sold the property without a compliance letter. The covenant advisors work with new residents purchasing property by notifying them of their property's non compliance, and helping them decide which course of action to take to correct the violations and become compliant*

IV. Complaints/Violations

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|-------------------------------------|-----------|
| ❖ # Complaints at start of year | <u>12</u> |
| ❖ # Complaints to village: | <u>82</u> |
| ❖ # Actual violations | <u>82</u> |
| ❖ # Violations that were closed: | <u>58</u> |
| ❖ # Violations open at end of year: | <u>36</u> |

A. Regarding violations:

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|---|-----------|
| ▪ # Unapproved exterior alterations: | <u>1</u> |
| ▪ # Maintenance violations: | <u>22</u> |
| ▪ # vehicle violations | <u>5</u> |
| ▪ # found to be foreclosures | <u>8</u> |
| ▪ # with timeline requested by resident | <u>13</u> |
| ▪ # in violation process | <u>17</u> |
| ▪ # for sale | <u>1</u> |
| ▪ #Moved to ARC at CA | <u>5</u> |

V. Foreclosures

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|--|-----------|
| ❖ # Foreclosures identified at start of year | <u>13</u> |
| ❖ # Foreclosures discovered in 2014-2015 | <u>8</u> |
| ❖ # Foreclosures closed/sold in 2014-2015 | <u>6</u> |
| ❖ # Foreclosures at end of year | <u>15</u> |

A. Regarding Foreclosures:

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|-------------------------------|----------|
| ▪ # Bank Owned | <u>8</u> |
| ▪ # For Sale | <u>4</u> |
| ▪ # Abandoned | <u>1</u> |
| ▪ # Pending to be sold/closed | <u>2</u> |