

Fernbrooke Architectural Review Board

Spring 2022 Bulletin



Dear Homeowners,

The ARB Committee created this FYI Package to help you prior to the Spring Inspection and for any future exterior change requests. Enclosed are DIY Tips for Mold/Mildew Removal and Restoring Faded Shutters, a copy of the revised ARB Exterior Change Request Form and the ARB 2022 Request Guidelines brochure for your keepsake.

In 2021, the ARB Committee received 44 Request forms. Fifteen (15) of these Requests were for roof replacements. The current average cost for roof replacements in Fernbrooke is going between \$9,000 - \$13,000 depending on the roof size, number of peaks and additional roofing upgrades. You should obtain at least three quotes from reliable and licensed contractors before you sign a contract. For any roof replacements, please make sure that you submit an ARB Application Request form prior to any work being performed.

Reminder, this year ARB Spring Inspection is scheduled for **Thursday, May 19th** (Rain Date: May 20th). Here are just a few things that will be looked at during this Inspection:

- ◇ **Mold & Mildew on Siding and Gutters**
- ◇ **Weeds & Mulch in Flower and Planting Beds**
- ◇ **Tree and Shrub Trimming Needs**
- ◇ **Rotten or Paint Peeling on Mail Box Posts**
- ◇ **Faded Shutters**
- ◇ **Untreated Lawns**
- ◇ **Paint Peeling around the Garage and Front Door Trim**
- ◇ **Low Hanging Tree Branches over Sidewalks**

In April, the ARB Committee revised the “ARB Application Request for Approval of Exterior Improvements and Acknowledgement” form and renamed it the “ARB Exterior Change Request” form. All older versions of this form will no longer be accepted. Enclosed is a copy of the revised form for you to make copies and use if needed. The revised Request form is also located on the Fernbrooke website at www.fernbrooke.org in the “ARB Committee” section. ***(Note: Don't have a computer or printer, you can request the revised Request form from Ellen Woeller @ APM)***

Finally, we would love to have you on the ARB Committee. Below is some information regarding the ARB Committee roles and duties.

- The ARB Committee's role is to preserve and protect the original aesthetic character and environment of the community.
- We must follow the FHOA's Architectural Guidelines and Rules, whether we agree or disagree with them
- We have six (6) ARB Committee Zoom Meetings from Springtime to Fall each year (if needed)
- We are off during the Winter months of November thru February
- Majority of the Committee's Communication is by Emails and Request forms signatures are done by electronic signatures
- Once a year, we have the ARB Spring Inspection which takes between 3 - 4 hours to conduct
- ARB Committee Members must be impartial and not show any favoritism towards neighbors or friends.
- ARB Committee Members are held at a higher level of code and conduct, we must show and lead by example
- The ARB Committee does not issue Violation Fines. ARB Violations are presented to the Board of Trustees for review and the Board issues the fine(s) if deemed necessary.
- In the Fall, we all go out for a Luncheon to celebrate our work and achievements for the year

We hope you will consider becoming a member of the ARB Committee. It doesn't take much time, but it makes a big impact on preserving the aesthetic character of the community. If you're interested and would like to serve or have any questions, please contact Ellen Woeller @ APM (856) 802-1055, Extension 105 ewoeller@accesspm.com

Sincerely, ARB Committee