

# Fernbrooke Architectural Review Board

## Spring 2021 Bulletin



Dear Homeowners,

The Architectural Review Board (ARB) receives numerous requests from homeowners wanting to improve or enhance their homes. Most requests are for quality of life issues while other are aesthetic. The ARB Committee tries to accommodate homeowner's requests and spends quite a bit of time reviewing applications to make sure we are being fair to everyone. Ultimately, the Fernbrooke by-laws and guidelines dictate what can and can't be approved. They are very specific and are meant for everyone to abide by. It is much easier, and less expensive, to follow these guidelines than to have to remove an improvement that was not approved.

In April, the ARB Committee designed a new and easier ARB Application Request form (fillable-PDF). This new form is located in the "ARB Committee" page on the Fernbrooke website. Don't have a computer or printer, you can request the new form from Jennifer Karge or Ellen Woeller @ APM.

In the next couple of months, the ARB Committee will be developing new ARB Guideline Quick Sheets to help explain the Fernbrooke regulations and by-laws in an easy to read and understandable format. These Guideline Quick Sheets will be posted on the Fernbrooke website for review and guidance.

Sincerely!

*ARB Committee*



### **REMINDER**

The annual Fernbrooke Spring Inspection is scheduled for Friday, May 21st (Rain Date TBD). Here are just a few things that will be looked at during this inspection:

- ◇ Mold & Mildew on your siding
- ◇ Weeds & Mulching in flower and planting beds
- ◇ Untreated Lawns
- ◇ Tree and shrub trimming
- ◇ Painting of the trim around your garage doors and front door
- ◇ Painting of the mail box posts
- ◇ Uneven sidewalks that can cause a tripping hazard



This Spring, the ARB has received many requests for roof replacements. A roof replacement is a costly expense that warrants a professional and licensed contractor. The current average cost for roof replacements in Fernbrooke is going between \$8,000 - \$11,000 depending on the roof size, number of peaks and additional upgrades. You should obtain at least three quotes from reliable contractors before you sign a contract. To help streamline the application process, please review the by-laws with your contractor so that they are aware of any restrictions. For any roof replacements, please make sure that you submit an ARB Application Request form prior to any work being performed.

[www.fernbrooke.org](http://www.fernbrooke.org)

**If you have any questions or would like to serve on the ARB Committee, please contact Ellen Woeller @ APM.**

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