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ROYAL OAKS HOMEOWNERS' ASSOCIATION

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**Royal Oaks Architectural Control Committee meeting  
August 25, 2009 – 6:30pm  
Gayton Library Meeting Room**

Meeting Notes...

Meeting brought to order by Simon Shearer at 6:35pm

17 members present, representing 14 homes

ACC is comprised of 2 members according to the Covenants

Compliance issues should be reported to the ACC

At this time, we do not have a Covenant Compliance Review Committee

- Requires more homeowners to volunteer (3-5)

Presentation...

- Review of Section 2 of the Covenants, Conditions, and Restrictions document
- Review the Architectural Control Committee Process – reviewed proposed process. Created from the original Covenants, Conditions, and Restrictions document, Section 2. E. and 2. F.
- Review the proposed Application for Architectural Improvement document. As with the process document, this is generated from the original Covenants document but is intended to clarify and simplify the process and requirements.
- Review the proposed Architectural Control Committee Appeals Process. This process is proposed since it includes the ability for homeowners to appeal adverse decisions from the ACC and/or the Board.

Question from the floor: have we had any major issues?

Answer: depends how you define major. There is one pending item today regarding roofing materials. There are some other issues...

- Review of Section 3, Restrictions
  - o Trash cans – 2 homeowners with cans not in rear yard
  - o Boats, trailers, etc... over 5 ft – one known violation
  - o Landscaping –
  - o Fencing – have received formal complaint to address fencing on Ridgefield

Roofing Materials

- Cedar Shake unless otherwise approved by the Committee
- Masonite Woodruf has since been approved, but now off the market
- Other two approved Certain Teed Grand Manor Shingle and GAF/Elf Camelot
- The presentation contains information on each roofing type. The information includes photos and specifications.



- Other materials were made available at the meeting with similar specifications to those roofing materials previously approved. The ACC feels homeowners could request

Question: why are all these roofs lifetime roofs? Why aren't any of the samples 20-year roofs?  
Reference to the "ford and chevy" roof versions instead of the Cadillac versions only.

Answer: The samples provided are of like specifications to today's approved roofs. Stay tuned for further information in the presentation for more roofing options.

Question: has any regard been given to the environmental concerns about roofs? For example "green roofs".

Answer: Green roofs are white.

Question: Asphalt roofs are much hotter than

Answer: we are in a "winter roof" area. Asphalt roofs are generally used North of South Carolina.

Statement: homeowner who switched from Cedar to Asphalt. Contractor put in exhaust vent and according to the homeowner, the homes air conditioning bill has not increased as a result of switching. Roof has been installed for 2 years.

There are three homes with homes...(see slide)  
Recommendation

Question: Why SuperHeavyWeight vs. HeavyWeight? What are the facts?

Answer: Grand Manor and Camelot are rated for 130 and 110 MPH wind speeds

Why was Masonite Woodruf approved, now there's a Class Action Suit

Why did you put a certain roof on...

Development was not living up to the standards being used in newer neighborhoods

Wanted their property value to maintain

Researched and found what was approved in our neighborhood, was what was desirable

I'm 65 years old, I'm not going to put a 50 year roof on my house. I won't live to see the benefit.  
Concern about the specification.

New neighborhood off Pump. Homes selling for \$700-\$800k have architectural roofs. The difference between the approved roof for my house vs. an architectural is \$5,000 difference. Having the Cedar repaired has a 5 year warranty.

When selling a home, people only care how "new" the roof is, not what the roof is made of.

We're not Barrington or the neighborhood over on the James

Some more expensive houses have less expensive roofs

The neighborhood beside us

Establish the standard and live by it

Example: homeowner Stark...

January 2005

Refers to strong sense of the group at this meeting, a 30-year, 40-year, or 50-year would be acceptable regardless of other specs. It didn't have to be a "super-heavy weight". Library official came at the end of the meeting and said the room had to be cleared in 5 minutes.

Homeowner (Steve) talks about buying the house, better quality, hardy plank, no vinyl, and the facts we have covenants. Other neighborhoods without. Quality roofing holds up better for longer. Before you know it, people will start doing this for siding, driveways, etc...



50-year = Camelot = 45% more  
Concerns about “crap” Willie put on the house. Windows.

Handout... Shingle Comparison Tool  
Slateline GAF Architectural Super HeavyWeight Lifetime StainGuard 130 MPH 425/Sq \$85/Sq  
Estimated, material only pricing  
Compared with Grand Manor Certain Tweed Designer Super Heavyweight Lifetime Ltd. Steak  
Fighter 110 MPH 425/Sq \$190/Sq

Review of Roofing Material Approval History (since early 2006) within presentation...

- Three roofs of non-compliant materials have been installed
- One: Created addition, replaced roof at the same time – no approval for roof requested or given.
- Two: Requested approval from ACC, roof was “not approved”, installed anyway
- Three: never requested approval, no action taken even when dumpster was in drive

Discussion about a Covenant Compliance Review Committee

- need volunteers

Where do we go from here?

No voting tonight

Appreciation for all the effort put forth in research – applause

This is not the Board’s decision, it’s the decision of the ACC (comprised of two folks)

It’s a heavy weight for two homeowners to make a decision about 78 homes

Tonight’s meeting was intended to open dialogue, present information

Roofing is probably the most expensive decision a homeowner is to make

A decision needs to be made about the three homes

A standard needs to be established and agreed upon

Association should meet

ACC make recommendations, association vote

Important to either get people to attend, or vote by proxy a general homeowners meeting

No one wants the neighborhood, or their home value to decline.

There needs to be some consideration to help ensure a particular roof will “look” appealing on the particular home.

The ACC is not requiring only Grand Manor or Camelot

Cedar Shakes did a dis-service to us all

Don’t want to put a 50-year roof on. Want 20-30 year roof

Standards must be set, not naming specific products

Slateline is \$85 and Grand Manor is \$185 – both have similar specifications

Request for a broader set of specifications

CR June 2009 Ratings:

Grand Manor 87

Camelot 68

Landmark Premium 67

Handout from Chuck from Realty Ventures Group, Inc. June 1993

Metal on roofs / sections:

10808 Millington Lane

10805 Old Prescott

If one black hole is going to be addressed, address this too.

Luxury Neighborhood down the road from us...

Request for roofing materials of lower cost

There is a range presented from \$85 to \$190 per square

Discussion from Lynne

Can we modify the Covenants – not anytime



In the meantime, the ACC can approve new submissions. The ACC can approve materials not included in the Covenants, but can not approve materials already "Restricted" such as aluminum and vinyl.

Don't feel there is rationale for setting the standards to Grand Manor. There are other things that can impact the value of the neighborhood – curb cutting/metal ramps.

Next steps:

- Recommendation to be made
- Have a full homeowners meeting
- Vote on the recommendation

Options:

Articulate the standard – vote

Articulate an alternative – vote

Francis:

Hurricane Wind Speed is an important factor

Doesn't feel a "fair choice" is being given

But if everyone votes, then I can live with it.

People moved into the neighborhood with standards

Can't all of a sudden downgrade

Simon – change a date the Chuck referred to.

Simon – change \* on Shingle comparison tool

Meeting adjourned at 8:16pm



# Agenda

## **Royal Oaks Architectural Control Committee meeting August 25, 2009 – 6:30pm Gayton Library Meeting Room**

- Review submitted plans, discussion, compliance, approval status, notices to homeowner(s)
- Open floor to review questions about guidelines, materials, and the process to help ensure a successful project and expeditious approval
- Concerns and questions about process, guidelines, and material submissions
- Roofing
  - Materials approved by the original developer and subsequent Architectural Control Committees: Cedar Shake, Woodruff Masonite Shingles, CertainTeed Grand Manor Shingles, and GAF Camelot Shingles
  - New roofing materials for review

Chair: Simon Shearer

