



This is why the HOA requires an Architectural Review Form

In January, a paving contractor came to the third section of the community, as permitted, and got several jobs. The four jobs were for re-sealing and one for removing then repaving a top layer driveway. They were here for two days.

The HOA did not get an Architectural Review Form or an email, as required, from the residents alerting the HOA that these jobs were going to be performed. The Board was alerted on the second day by a very concerned resident who saw what the contractor was doing and how some of the machinery was being used. The problem is the contractor's equipment did damage to some of the roads in the third section; damage that compromises the recent work done by DelDot on those roads. Roads that the SBHOA financially contributed \$10,000 to along with other matching funds.

The conversation with the contractor was difficult and understandably not pleasant, but it was not all his fault. If the HOA had received an AR form from any of these residents, we would have called DelDot to see if it was too early for these types of repairs or was it OK. After which, we would have reconnected with the resident.

The Board called the DelDot engineer in charge of our street repair project, explained what happened, and a site visit was recommended. DelDot visited the third section and inspected all the roads as the contractor drove equipment from one driveway to the other, which made perfect sense. They noted that the fog sealant is compromised in places and peeled back in others the effect of which to the roads the DelDot field engineer is uncertain about at this time. Additionally, where the driveways met the street was not sealed, which can cause other issues. Since the DelDot inspection, the Board has sent an email to the contractor asking them to come back and seal that connection on each driveway. The contractor has done that.

DelDot is scheduled to make two additional inspections on Phase 1 and Phase 2 of our road repair projects by June 2023; now these third section road issues will be of special concern to them during those inspections. If issues arise by that time, DelDot says they will address them with the HOA then.

SBHOA's Architectural Review Form has been in effect since 2003; it might look different over the years, but it existed. In the past 5 years it has lived on the HOA website in the document tab with the other HOA documents, which everyone has access to. That AR form had contributions to it from residents who are in construction, so that it isn't complicated or cumbersome. The Board often mentions the form and why you need to use it, in the community newsletter. It is the resident's responsibility to know about this form and all the HOA documents.