

A Letter from the
Board President

July 2017



RANCHO SANTA FE

As many of you noticed, in 2015 the Association started to take a closer look at each lot in our community, to determine if there were any unapproved exterior alterations present. Many of you may have been asking yourselves: “why are we enforcing this now?”

During the past housing crisis, the focus was to keep the community looking well kept by concentrating on weeds and other items in disrepair. Due to many homeowners walking away from their properties, this was a full time task, but our community/association made it through the crisis financially sound. As Rancho Santa Fe is aging, it is important to zero in on other important issues to ensure that our property values are protected.

Today, I would like to emphasize the importance of following the architectural guidelines and submitting an application for design review, BEFORE making any exterior changes. The architectural guidelines have been carefully developed to reflect a balance between individual rights and property values in the Association. While many of you may feel that these guidelines are restrictive and may limit your individuality, they keep the community looking cohesive, while still leaving room to express yourself within the established framework.

Ignoring the guidelines, and building an addition, or adding a shade structure to the house, without getting architectural approval, is not only doing yourself, but also the entire community a disservice. This is especially relevant if the project requires a building permit from the City of Avondale. Building without a permit or architectural approval, will lower property values. A property becomes less attractive to potential buyers if they cannot be certain that the work done was actually approved, respectively received a building permit. So while you may feel you have “gotten away” without following the rules, you are instead lowering your property value, along with everyone else’s.

Unapproved building or alterations, will also most certainly hold up the sale of the property, because if not caught earlier during routine community inspections, it will definitely be noticed during the disclosure and could cost you the sale of your home.

So please, avoid the headaches, do yourself and your entire community a favor and submit before you start building. If you have questions about the process, contact Vision Community Management

Thank you,
Petra Adams, Board President

*** Additional Newsletter Available Online at www.WeAreVision.com ***