



2022 Year-End Report – Architectural, Landscape, & Review Committee (ALRC)

Members:

- Dan Sturmon, Chair
- Sheryl Forte
- Debbie Gann
- Lynn Huebner
- Susan Wood
- Brent Woods
- Priscilla Harris, VCA Staff

Responsibilities:

- The committee shall report regularly to the BOD.
- The Committee Chair, or their designate, shall make a report of the committee's action to the Board at its monthly meeting. The Committee Chair shall have the authority to request proposals and information from the property manager.
- The committee and Committee Chair shall not request proposals or quotes directly from any vendors without the Board's approval.
- Adhere to the rules and regulations set forth in the governing documents.
- Obtain multiple quotes on large projects when applicable.
- Assist the board in developing and prioritizing goals, projects, and tasks at the start of each fiscal year and as needed.
- Research and provide recommendations to the BOD on projects approved by the Board.
- Treat all requests without bias or prejudice.

2022 Accomplishments:

- **Processed Architectural & Landscaping Change Forms** – Nearly 10% (550) of all homeowners submitted change forms to the VCA to make exterior improvements on their residential properties. Of the 550 submittals, 37 were denied due to nonconformance to guidelines. All 550 requests were processed well under the posted 30-day turnaround time. Forms that are submitted with complete information can usually be processed much more quickly than the 30-day requirement.
- **Launched Smartwebs Software** – Worked with VCA staff to implement upgraded software for processing Architectural & Landscaping Change Forms. Smartwebs streamlines the review process and provides automated email status updates to residents. This will provide greater visibility to homeowners of the approval process/status and allow more timely coordination with contractors.
- **Residential Architectural and Landscaping Proposals**- Reviewed and approved three residential developers' proposals for new communities and or home construction in the VCA. The new developments are in the following communities are: Avilla Homes, Tranquillo at Rancho Vistoso,

and Vistoso Highlands. ALRC reviews various architectural designs and corresponding landscape proposals to ensure compliance with the VCA's architecture and landscape standards. They also ensure that Design Guidelines and Covenants, Conditions, and Restrictions (CC&Rs) are in place and consistent with the VCA's when the turnover phase occurs from the Declarant (developer/builder) to the VCA or a sub-Homeowner Association.

- **Updated Architectural & Landscape Review Committee Guidelines** – Worked with legal counsel to update the 2017 ALRC Guidelines to comply with current Federal and State statutes and to improve the selection of landscape species compatible with the Sonoran Desert environment with a focus on water conservation. The VCA board is expected to approve the guidelines in early 2023.
- **Approved Renovation of Rancho Vistoso Boulevard Entry Monuments** – The VCA board approved the ALRC's recommendation to use [reserve funds](#) earlier than scheduled to renovate the four 35+ year old monuments that welcome residents and visitors into our community. The entry monuments are located on Rancho Vistoso Boulevard at Tangerine (2) and at Oracle (2). The early use of reserve funds will save 1.1 million gallons of water annually and will provide a savings to the VCA one year after it is implemented. The water and maintenance savings are estimated to be over \$100,000/year in perpetuity. The new design will be [xeriscape](#)/desert friendly and will replace the large grass areas. This project is scheduled to be completed in 2023.

2023 Objectives:

- **Roll-Out Updated Homeowner Architectural & Landscape Review Committee Guidelines** – Work with Communications Committee to announce updated guidelines to the community on VCA Website and newsletter. Highlight the importance of architectural-related changes and plant list updates contained in the new guidelines. Do a feature article in the newsletter to promote and educate the residents on this submittal process for exterior modifications. Reach out to sub-associations to assist in updating their guidelines.
- **Update & Roll-Out Builder Architecture & Landscape Guidelines** – The Builder Guidelines have not been updated since August 2017. With the recent update of the Architecture & Landscape Guidelines, the Committee thought best to update the Builder Guidelines to provide consistency in VCA guideline documents.