

# **Architectural Control Committee (ACC) Annual Report-2022**

## **Members**

Bud Newton, Administrator  
Brian Maurer, Administrator  
Jim Newstead, Chairman

## **A little background who your ACC is...**

Bud is a Professional Engineer with several decades of experience and also served as ACC Chairman for several years. Brian spent a couple of decades building homes and another couple of decades serving as a Sergeant in the Albuquerque Police Dept., and I worked with Government agencies and retired from university teaching and consulting in industry. We all share a passion for helping our neighbors and work exceptionally well as a team.

## **What is the ACC and What do we Do?**

We ensure building and improvement projects comply with the Deed Restrictions and ACC Guidelines, that all construction design and materials maintain harmony with existing structures in the neighborhood and work hard to help property owners achieve their objectives.

To accomplish that, we typically spend time with property owners if their application needs work, offering suggestions that will help their project comply with the Guidelines and Deed Restrictions. In general, we try to meet and greet people in our community to provide whatever assistance we can, or simply establish a relationship! At the end of the day, we're all neighbors in this outstanding community, and our commitment is to help all property owners with their projects.

## **What are the ACC Guidelines?**

The architectural guidelines are a set of standards for architectural or exterior property modifications or improvements that property owners must follow to comply with the deed restrictions that all property owners agreed to when you moved here. The Guidelines are in lock step with the POA Deed Restrictions, and the ACC bases its reviews on the combination of both documents. You can read or download them on the Cimarron Country POA website or the Portal by clicking on "ACC". We updated the Guidelines in January of 2022 and the Board of Directors review fully supported this document. The POA attorney also reviewed and agreed with the updated version, and it was officially recorded with Montgomery County. Please do not use any previous versions, including the one in the Cimarron Country Directory booklet that was distributed a few years ago. Any updates will be recorded with the County and be included on both the website and Portal.

## **The ACC and How We Work With the Board of Directors**

We attend every Board of Directors meeting, providing a monthly update on ACC applications, significant issues and actions, and provide a previous year summary report such as this one at the annual POA Meeting.

We also work closely with the Board members on various projects and share information back and forth to keep all of us well informed.

We also work with Felicia LeFlar, the IMC Property Manager for Cimarron Country to ensure that property owners submitting ACC Applications are current on Annual Property Dues and have no outstanding Deed Restriction violations prior to approving projects.

**2022 Recap of Projects**

**23 Applications were submitted which was about half of those in 2021.**

2 New Houses	2 Solar Panel Projects
2 Major Home Additions	1 Paint Project
6 Fences/Gates	6 Pools
1 Carport	1 Patio
2 Shops/Barns	

**Common Application Issues and Misunderstandings**

- **ACC Guidelines/Deed Restrictions Knowledge** - Applicants not being familiar with our deed restrictions and ACC Guidelines
- **ACC Project Approval** - Assuming you don't need ACC approval for your project. It's more difficult and time consuming to stop the project after it's been started while we review it. It's MUCH better and easier to contact us or submit your project application before you start! **Call if you are not sure. Please note that if you are not current on annual dues or have any outstanding deed restriction violations, we cannot approve your project.**
- **Time Limits** – With the exception of new home construction, projects need to be completed in 120 days from the approval date. The ACC has been flexible on this due to problems getting workers and materials during and after the pandemic and supply chain issues. A simple solution if your project has been delayed is to email us with a request for an extension, along with the reasons for the request.
- **Timing for Permit Approval** – The ACC application review process is **30 days**. While ACC members try to process applications in a much timelier manner, sometimes schedules of the members or complexity of the project prevents this. We often get applications stating that construction has already started or will start in a week or less. We are here to help, not slow you down, and we typically get applications approved in 10 days or less, but we do need your cooperation to give us the time we need. Please note that if the application is not complete when submitted, the ACC cannot act on the application, and the 30-day clock starts over again if you need to submit additional documentation.
- **County Permits** – Please be aware that Montgomery County requires a permit for **ANY enclosed structure, building a structure in a flood plain, and septic system installations**. While these are not POA deed restrictions or ACC Guideline requirements, they are requirements from Montgomery County, and we strongly advise you to obtain the appropriate permits prior to beginning your project.
- **Submitting the entire ACC Guidelines with the application.** Please note that when you submit an application for any project, only submit the application page, not the entire Guideline document.

- The ACC Guidelines and Application form we use can be found on the CCPOA website under “DOCUMENTS, ACC” or the POA Portal, under “ACC”. We also ask that you not submit your application documentation using the Portal, and please do not submit it to the POA Management Company (IMC). Either hand deliver or email your application and other required documentation to the ACC Chairman. This will ensure the review process will start without any delays.

**In summary, both the ACC and the Board of Directors are committed to helping every property owner in Cimarron Country. To that end, we all are available to assist you in every way we can and one of the best perks of these volunteer positions is the opportunity to be face-to-face and get to know the awesome people in our little piece of Texas!**

We are always happy to answer any questions you might have...

Thanks for listening and on behalf of Bud and Brian, it's an honor and privilege to serve you!