

**PLEASE SAVE THIS FOR YOUR REFERENCE!!!!!!**

**FREQUENTLY ASKED QUESTIONS ABOUT APPROVAL OF HOME IMPROVEMENTS**

**Q: Is there a specific way to request approval for home improvements?**

**A:** Yes, there is a form, "Request for Approval of Improvements", that you can find on our website, [www.thha.org](http://www.thha.org). Complete the form and submit along with descriptions/drawings, etc. of the planned improvement to the Architectural Committee at [board@thha.org](mailto:board@thha.org). Your request will be reviewed at our next board meeting which is usually the first Monday of the month. If you need an answer before that, let us know and we'll arrange to have a special meeting to review your approval request.

**Q: Do I need to ask the Architectural Committee for approval if I want to remodel my kitchen?**

**A:** There is no need to ask for approval for any improvements within your home unless it affects the existing footprint of the home or if it significantly changes the composition of your home, i.e. turning a garage into living quarters; or dividing one bedroom into two bedrooms. Also, adding or deleting windows or doors that are visible from the street should be approved. Keep in mind, though, that you will need the proper County inspections for electrical or plumbing work.

**Q: Is there a specific type of roof that is required for approval by the Architectural Committee?**

**A:** The CC&Rs state that all roofs should be shake roofs but as those have needed to be replaced over the last several years, there has been a trend away from shake roofs. They are still acceptable but composition or tile roofs are also acceptable. The Architectural Committee will approve roofs that mimic the architectural depth which is typical of shake roofs. No specific brand is required but one that has been consistently approved is Certainteed Presidential TL (Triple Layer). Before proceeding with a contract for a new roof, contact the Architectural Committee to get guidelines for what is acceptable. In all cases, though, a 30-year life is required.

**Q: Can I install solar panels on my roof?:**

**A:** These are approvable but there are many rigorous guidelines that need to be followed so contact the Architectural Committee before proceeding to find out what they are. So far, I believe there is only one home in Thompson Highlands that has installed solar panels. We have approved a couple of others but they've decided not to proceed with the project.

**Q: Do I need approval for painting my home or installing new siding?**

**A:** Yes, you should submit your color choice (chip or link to color) or siding choice (and color) for approval. There are no specific colors that are required or not acceptable but we are looking for the color to be compatible with the overall look of the neighborhood.

**Q: Do I need to get approval for removing trees?**

**A:** We base approval on Washington County current guidelines. These seem to change periodically so check with Architectural Committee before proceeding with tree removal. If you hire a licensed Arborist, they will also know the rules.

**Q: Can I trim my neighbors' trees or shrubbery if they block my view, tree limbs hang onto my property, or leaves continually fall onto my property?****A:** There are no guidelines in our CC&Rs which touch on these questions so we go with Washington County mandates.

**Regarding your view:** There is no such thing as legal guarantee of view preservation except in rare cases where the view is historically or environmentally significant. You can certainly ask your neighbor if they would allow you to trim their trees at your expense. They aren't required to agree but, as good neighbors, it would certainly be a considerate thing for them to agree to. You should give them the option to choose their own arborist which would also relieve you of responsibility if the job isn't done to their liking. **Regarding tree limbs or shrubbery which hangs onto your property:** You have the right to trim those up to your property line, ensuring you don't infringe onto their property line. It's your responsibility to pay for or do the work yourself. Although you don't have to let your neighbor know, as a good neighbor it'd be thoughtful to inform them. **Regarding leaves from a neighbor's trees which blow onto your property:** Everyone is responsible for whatever blows onto their own property. It's ridiculous to think you'd be able to distinguish what leaves are yours and what leaves come from other neighbors.

**Q: After my request for approval of home improvement is approved, what is my next step?:**

**A:** 1. A responsible contractor will ask you if you've gotten approval for the project so let them know you've been approved. 2. Review the approval to see if there are any conditions: (subject to approval of color choice for new roof, for example) take care of those conditions and inform the Architectural Committee if colors/improvement specifications from contractor are different than approved in submission. 3. **In all cases, please be thoughtful and let your immediate neighbors know about any upcoming work, timeframe, etc..** 4. **Inspect the work done each day and make sure your contractors haven't left any debris on your neighbors' property or damaged their property.**

**Q: Why do I have to get approval to do work on my own property ?**

**A:** When you bought your home, you chose to live in a neighborhood with a Homeowners Association. Prior to closing on your purchase, you should have been informed of this, given a copy of the CC&Rs by the Title Company, and been informed by them or your Realtor about the HOA dues which are used to maintain the entrance, common areas, annual neighborhood picnic, installation and repair of entrance lighting; pay insurance, water, electricity, landscaping bills; purchase and maintaining The Little Free Library at the bottom of Welsh Dr.; and maintain a cash reserve for any significant damage or emergencies (such as destruction of mailboxes by vandalism that happened a couple of years ago). The advantages of living in an HOA are that there are standards of property maintenance that help insure the integrity of the neighborhood and help to maintain property values. The disadvantage would be for someone who likes to repair cars and wants to park their old cars on the front lawn while they work on them; or someone who wants to use their entire property, including front lawn to grow a vegetable garden and raise a cow for milk. That person would be better off living somewhere without an HOA.

**Q: What if I have other questions that haven't been answered?**

**A:** The above questions are some of the most frequently asked questions but if you have any other questions, always feel free to ask us — [board@thha.org](mailto:board@thha.org). You can also review the CC&Rs and Design Guidelines which are on the website, [www.thha.org](http://www.thha.org). We enjoy supporting this great neighborhood and working to keep it a neighborhood to be proud of. We usually meet the first Monday of every month and you're welcome to join us — via Zoom for now - but otherwise in one of our homes. Contact us to confirm if/when we are meeting if you'd like to join us to get an idea of what we do. And If you'd like to join the Board, we're always looking for new members. You can also join as a person with a specific interest — for example, choosing the theme and menu for the next neighborhood picnic!!

