

## Answers to Frequently Asked Questions: ACCCA Lifestyle Enhancement Committee (LEC)

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### **How was the Lifestyle Enhancement Committee (LEC) established and what are the LEC responsibilities?**

- The Covenants, Conditions and Restrictions (CC&Rs) designate the establishment of Lifestyle Enhancement Committee (LEC) to serve as "reviewer" of owner modifications to home exterior and landscaping within the community.
- Pursuant to Arizona Statute 33-1817, one member of the LEC must be a member of the Board and serve as "chairperson" of the LEC.
- The LEC enforces the respective RDGs through the Exterior Change Application process. This process ensures all exterior work subscribes to the standards as outlined in the CC&Rs.
- The LEC meets monthly, or as needed, to review any Exterior Change Applications.

### **What are the most important things I should remember when deciding if I want to make a change to the exterior of my home or Lot?**

- Agreement to abide by the CC&Rs, all governing documents and the Residential Design Guidelines is required with homeownership in the Anthem Country Club community.
- Read the RDGs before getting started and show your contractor sections relevant to your project.
- Meet with staff before submitting your Exterior Change Application to answer all questions and determine what photos, material samples, color samples or diagrams will facilitate prompt approval of your application.
- If you see something in the community you want to duplicate, don't assume it has or will be approved. Doing so could lead to fines or restoration costs.
- Most importantly - Apply to Comply. ALL exterior changes to the home or Lot (yard) must be approved by the LEC. The only exception is when replacing eight or fewer plants. All tree replacement or addition requires LEC approval.

### **What is the review process when an Exterior Change Application is submitted to the LEC?**

- The LEC has delegated initial review of Exterior Change Applications to the ACCCA Compliance staff who uses the RDGs as basis for decisions. If additional information is required, staff will contact the resident.
- Staff notifies the owner within 45 days of approval with or without condition, approval of a portion or disapproval of a portion or disapproves the application. Approval may happen before the 45-day deadline if the project is not complex.
- If an Exterior Change Application is intricate or outside the scope of the RDGs, it is referred to the LEC for review at the monthly meeting. Decisions are made based on the RDGs, CC&Rs and historic direction.
- After meeting, the LEC notifies the owner of approval with or without condition, approval of a portion or disapproval of a portion or disapproves the application.
- If an application is disapproved, the owner may request a reconsideration within 30 days of the decision at an appeal or variance meeting where the resident provides project details and answers committee questions or concerns.
- After an appeal or variance request, the LEC members will discuss, decide by vote, then send a letter to the resident within one week of the decision.
- Records of decisions are kept and may be used as basis for decisions for future applications.

### **How are the compliance violation letters generated?**

- Compliance staff and volunteers are responsible for ensuring residences comply with the RDGs.
- Responding to resident complaints and regular drives through the community are ways staff and volunteers are made aware of possible compliance violations.
- If a resident appeals a compliance violation, members of the LEC independently drive by the residence for input on adherence to the RDGs.

### **What happens if my construction project runs longer than expected or runs into issues that extend the project?**

- The revision of the RDGs states that work must be finished 180 days from start of work. If there are delays, the homeowner must contact the staff to request an extension.

### **Where can I find the answers to my home paint questions?**

- Paint questions can be answered by referring to the paint FAQ or RDGs.
- Block walls must be painted in Anthem Chocolate Mouse.

### **How does the LEC ensure the RDGs are current and evolve as our community changes and grows?**

- The LEC collaborates with consultants, designers and real estate experts routinely to ensure the community considers factors that positively or negatively affect resale.
- Every five years the LEC consults a professional designer to review and update RDGs to collaboratively identify architectural trends and consider if they are applicable to our country club homes.