



COMMUNITY ASSOCIATION
ESTABLISHED 1973

Architectural Control Committee
Plan and Specification Review Determination
Roofing Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal #:

Date Submitted:

9/7/17

1. Applicant Information:

Applicant Name: JEFF GRAVES Phone #: 826 953 5351

Applicant Address: 16311 18th AVE SE

2. Site Information:

Lot #: 08 Division: AMBERLEIGH

Site Address: 16311 18th AVE SE

3. Type and/Color of Roofing to be used: AUTUMN 3-1/2" PRESIDENTIAL TL
WARRANTED DURA HAMBURG ROOFING (SEE ATTACHED PROPOSAL)

4. Contractor: ALWAYS ROOFING

5. Will a dumpster be used on your property? YES How long? 3 DAYS

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural Control Committee is hereby granted:
Approval subject to the following changes:

Rejected for the following reasons:

<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date: <u>9-7-17</u>
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date: <u>9-07-17</u>
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date: <u>9/7/17</u>



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Submittal #:

Date Submitted:

9/7/17

1. Applicant Information:

Applicant Name: JEFF GRAVES Phone #: 888 963 5351

Applicant Address: 16311 18th AVE SE

2. Site Information:

Lot #: 88 Division: AMBERLEIGH

Site Address: 16311 18th AVE SE

3. Type and Color of Roofing to be used: AUTUMN BLENDED PRESIDENTIAL TL
WATKINS BLANK AMBERLEIGH (SEE ATTACHED PENTON)

4. Contractor: ALWAYS ROOFING

5. Will a dumpster be used on your property? YES How long? 3 DAYS

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.8, 8.3.1, 8.3.2 and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural Control Committee is hereby granted:
Approval subject to the following changes:

Rejected for the following reasons:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date: 9-7-17
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date: 9-07-17
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date: 9/7/17

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1975

Architectural Control Committee Plan and Specification Review Determination Fence Application (Page 1 of 3)

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's approval. (425) 745-1891.

For MCCA Use
Submittal Number 11284
Date Submitted 5/22/13

Attach color samples here.

ACC Insp. Month
ACC Insp.
Inspection Notes

Application may be mailed to or dropped off at the MCCA Office in the bottom floor of the John L. Scott Building at 15714 Country Club Drive.

11/07/07

1. Applicant Information	
Name: Jeff Graves	Phone: 206-953-0351
Address: 16311 18 th Ave SE	
2. Site Information	
Division: Amberleigh	Lot Number: 68
Site Address: 16311 18 th Ave SE	
3. Fence Description	
Style of Fence: Cedar slat and lattice	
Type of Material: Cedar	
Color & Dimensions: brown stain and see photos	
4. Proposed Construction Drawings – see Page 2.	

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

Jon Erickson Date: 5-22-13
Condominiums & Townhomes ACC or Board Approval
Donna Heath Date: 5/22/13
MCCA Administration

Chairman, Architectural Control Committee

Date:

Date:

Date:



Architectural Control Committee
Plan and Specification Review Determination
Fence Application (Page 3 of 3)

Basic Policy for Fence Construction

Fences are acceptable structures in Mill Creek, **but must be constructed so as to maintain the integral character of the community** and, pursuant to this concept, the following guidelines are hereby established by the Architectural Control Committee:

1. Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted, in duplicate, and approved in writing by the Committee. The detailed information must include the exact location of the fence in relation to the property boundaries and existing structures. It is the applicant's responsibility to locate and identify the property markers, both on the site and as submitted on the accompanying sketch.
2. Fences will not be permitted in the following areas:
 - 2.1. Front yard of any lot
 - 2.2. Rear yard of any Fairway lot except where enclosing a swimming pool.
 - 2.3. Cutting preserve area along Village Green Drive and Trillium Boulevard, except when enclosing a swimming pool.
 - 2.4. Any common property, or any portion thereof.
3. General conditions for fencing:
 - 3.1. Natural evergreen screening is encouraged. If natural screening is installed, temporary fencing may be approved if erected simultaneously with natural permanent planting.
 - 3.2. All fences shall harmonize with the existing or new landscaping. The Committee will consider, in addition, the harmony of external design and location in relation to topography and surrounding structures.
 - 3.2.1. Fencing is to be no higher than six feet as measured from average grade surrounding the fence.
 - 3.2.2. The finish shall be consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing.
 - 3.2.3. The finished side must face adjacent properties and streets.
 - 3.2.4. Chainlink and other similar products are strictly prohibited. (Article IX, Paragraph 9.1.10)
 - 3.2.5. All fences shall be maintained in a proper condition.

Please Note: Approved plans are subject to final inspection, if deemed necessary by the Committee. In case of changes, the plans must be resubmitted to the Committee. Any variance from presented plans may be subject to change or removal at the committee's discretion. Any construction without approval will result in a "Stop Work Order" being issued until such time as the property approval process has been complete.

This signature verifies that the applicant has reviewed the above policy, and agrees to abide by all guidelines and terms of approval set forth on the application attached. Signature also implies "Right of Entry" for members of the ACC for the purpose of plan review.

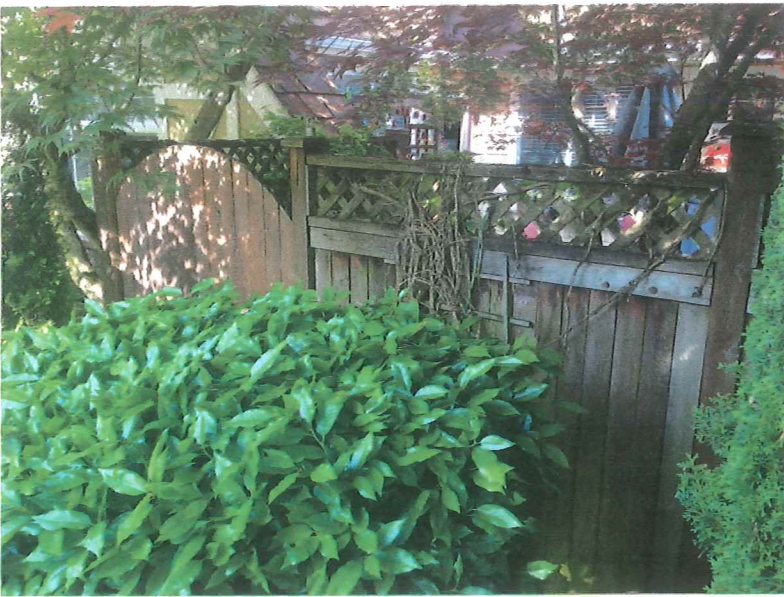
5-20-13

Applicant Signature

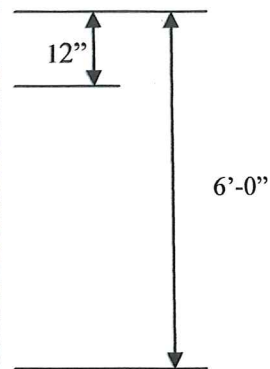
Date



Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)

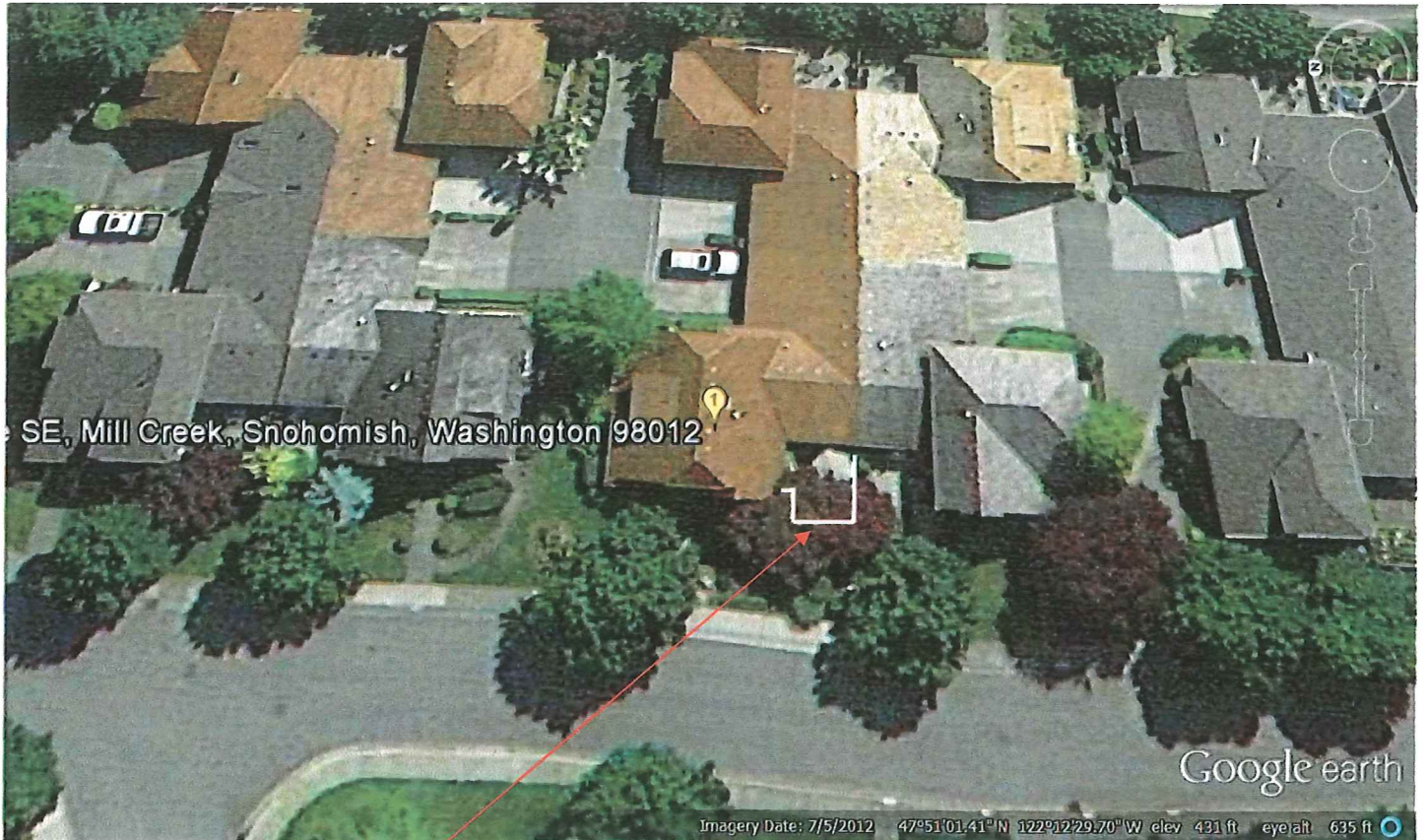


Existing Cedar Fence. 6'-0" high



Proposed Cedar Fence – All dimensions to match existing

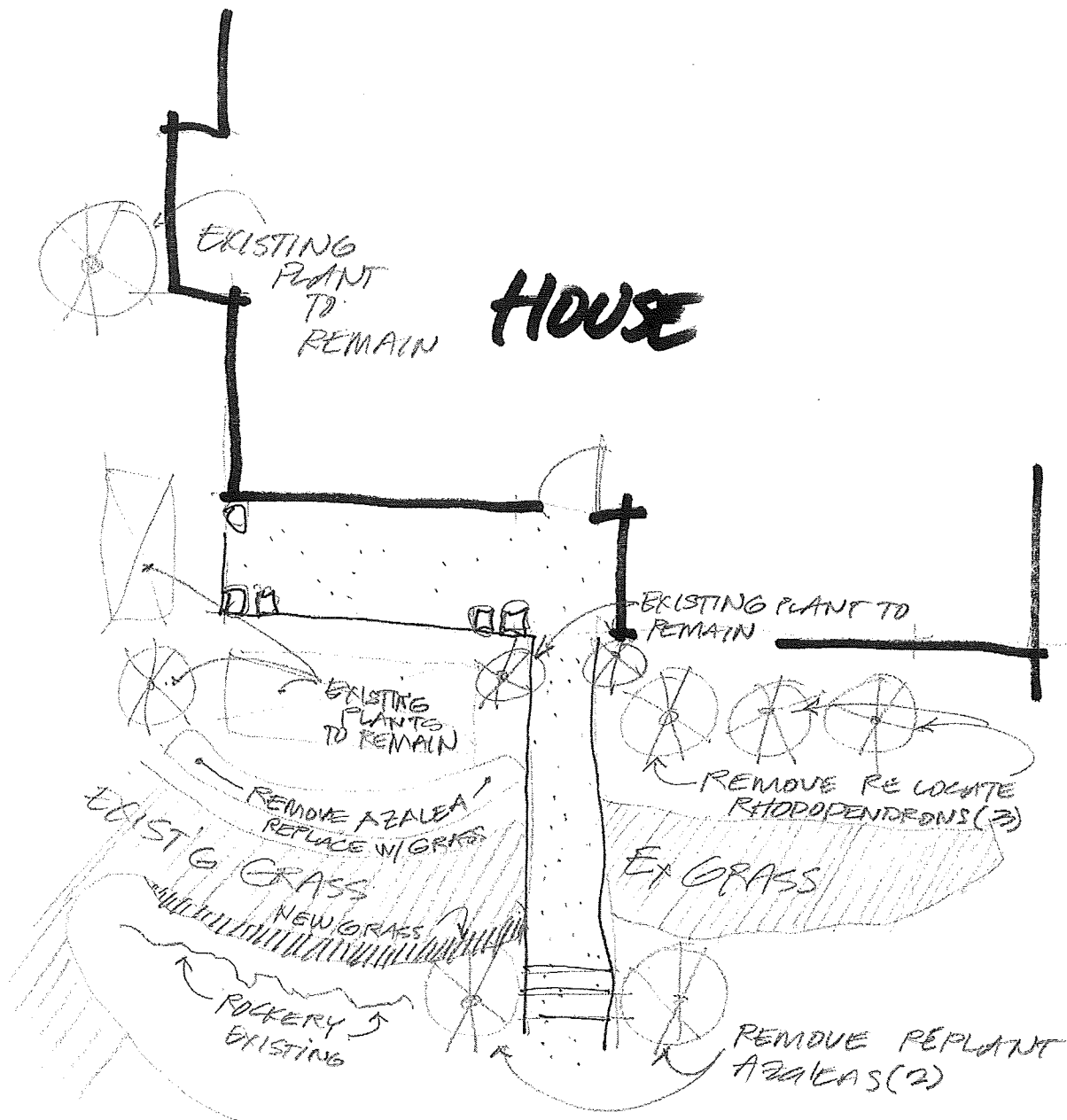
IMPORTANT: Include a sketch of the proposed fencing describing location on the property, dimensions and style (see item #1 of "Basic Policy for Fence Construction" on page 3). Attach additional sheets if needed.



Existing Site plan and Fence location

Scope of work for Trent
Graves Residence
3-9-12

Remove and replant front of house rhododendrons (3)
Replant on North side of house
Remove and replant entry sidewalk Hydrangeas (2)
Replant on North side of house
Remove ground cover
Remove front of house azalea 15LF
Replant grass



Lot #68



From: Michael Beaumont <redrocket70@me.com>
Subject: Re: Graves house - April landscape work
Date: March 27, 2012 11:46:38 AM PDT
To: Diana Beaumont <mdbeaumont@me.com>

Morning Jeff

there is no problem with what you want to do
you have approval

Michael
redrocket70@me.com
Beaumont Web Page
<http://www.beaumontfamilyhistory.com>

On Mar 26, 2012, at 12:45 PM, Diana Beaumont wrote:

Diana Beaumont
mdbeaumont@me.com
Sent from my iPad

Begin forwarded message:

From: Jeff Graves <jgraves@mcmahongroup.com>
Date: March 26, 2012 12:38:32 PM PDT
To: mdbeaumont@me.com
Subject: Graves house - April landscape work

Hi Michael,

From: Jeff Graves <Jeff@gramsagegraves.com>
Subject: FW: Roofs in Amberliegh
Date: July 7, 2011 10:28:36 AM PDT
To: mdbeaumont@me.com
▶ 2 Attachments, 21.7 KB

You Comcast mail was sent back as undeliverable..... see below.

From: Jeff Graves [mailto:Jeff@gramsagegraves.com]
Sent: Thursday, July 07, 2011 10:19 AM
To: 'BFR4858@gmail.com'
Cc: Michael Beaumont (mdbeaumont@comcast.net); 'Graves, Cathy'; 'cathygraves@comcast.net'
Subject: Roofs in Amberliegh

Bill,

Thanks for talking with me on Wednesday. I don't envy your position as I know from firsthand experience Boards have to make tough decisions. Find listed below my comments on the impending decision.

First and foremost I think we differ on the "useful life" of a cedar shake roof system. I know, as a licensed architect, cedar shake roofs typically have useful lives of 20 years and I have actually seen them have extended lives of 30 years. Our developments roofs are 15-16 years old and still have 5 years of useful life left. My house (16311 18th Ave SE) is a worst case scenario as I have done nothing to my roof and have had no problems with leaks, cracking, loss of shakes, etc. I had planned to clean and re-oil this summer extending my roof another 7-10 years.

I also understand the need to provide an addendum to the covenants on the implementation of new roofs. Obviously where we differ from the developments of The Points or Winslow is the fact that we are connected in quads and what one homeowner does the balance have to follow for consistency of look throughout.

For that reason, I recommend we stay with cedar shakes for the following reasons.

1. It allows immediate replacement of roofs for those homeowners that are ready for that work.
2. It allows homeowners that can wait to replace their roofs the option of delaying the roof replacement or cleaning and re-oiling.
3. Most importantly, replacing now or waiting does not impact the roof consistency look of the Amberleigh facility.

Other comments regarding cedar shakes:

- The covenant language should be augmented to include a required maintenance every 5 years to clean and re-stain (same color) all shake roofs.
- Competition among contractors is very high right now, if the specification is written clearly and 5 top notch roofing contractors are put on a select bid list I am confident we can save 15-25% over and above the per roofing square costs we have been quoted to date.
- As a side not, your comment on new shakes being installed as patches on existing roofs is usually not for leaking reasons it is rather for removing shakes that have cracks, splits, or are suspect of leaking in the future. In most cases it is a preventative maintenance procedure.

Summary

It is unreasonable for a Board to implement a 1- 2 year roof replacement timeline on homeowners that have extended their existing roof useful lives by at least another 7-10 years. Sticking with cedar shakes as the roofing material of choice for Amberleigh allows homeowners to be responsible for their own homes but still keeping the

architectural look consistent. The appeal of Amberleigh is that we all have home anonymity (able to make our own maintenance timing decisions on the house) but also have the best of an HOA with our consistency of color, materials, yards and patios. Let's keep it that way.

Thanks for your time,



GRAM SAGE
GRAVES
INCORPORATED

'Planning and construction management services'

www.gramsagegraves.com	425-771-1080	Fax
144 Railroad Avenue Suite 101	425-771-9349	Office
Edmonds, Washington 98020	206-953-0351	Mobile

LOT-68

Homeowner:	GRAND
Request re:	CG
Date Received from HO	
Date Decided by Bd/ALC:	

Requested Item:

Is this Item in "Need" of Attention?

yes.

☐ If Yes, then this Item is placed on the Landscape Committee's Td-Do list. Such items are prioritized for action depending on severity and budget constraints.

☐ If No, next question:
Is this Item (if implemented) "consistent" with the current Landscape Plan?

☐ If Yes, then the homeowner is given permission to undertake the work (as specified) at his own risk and expense.

☐ If No, then the Homeowner's request is denied.

WWW.GRAMSAGEGRAVES.COM

144 Railroad Ave
Suite 101
Edmonds, WA
98020

Ph 425.771.9349
Fx 425.771.1080

10-27-08

Jon Erickson
16323 17th Ave. SE
Mill Creek WA. 98012

Subject: **Landscape removal – comments on shake roofs**
Amberleigh

Jon,

I understand from Michael Beaumont that all Amberleigh landscaping jobs are the decision of the HOA board? The three trees along the sidewalk have now all matured and block most of the sunlight during the spring, summer and early fall. We would like the board to consider removing the southern most deciduous tree near the side walk on our lot. It was also damaged from heavy snows last spring. Thank you for your consideration on this matter.

With regards to the shake roofs in the neighborhood. As an architect my reaction is that the look of the neighborhood must be maintained and that wood shingles, wood shakes or cement tile roofs could be approved as roofing materials. No asphalt composition shingles or clay tile roofs should be approved.

Regards,



Jeff and Cathy Graves

We are happy to meet and discuss this issue at any time.

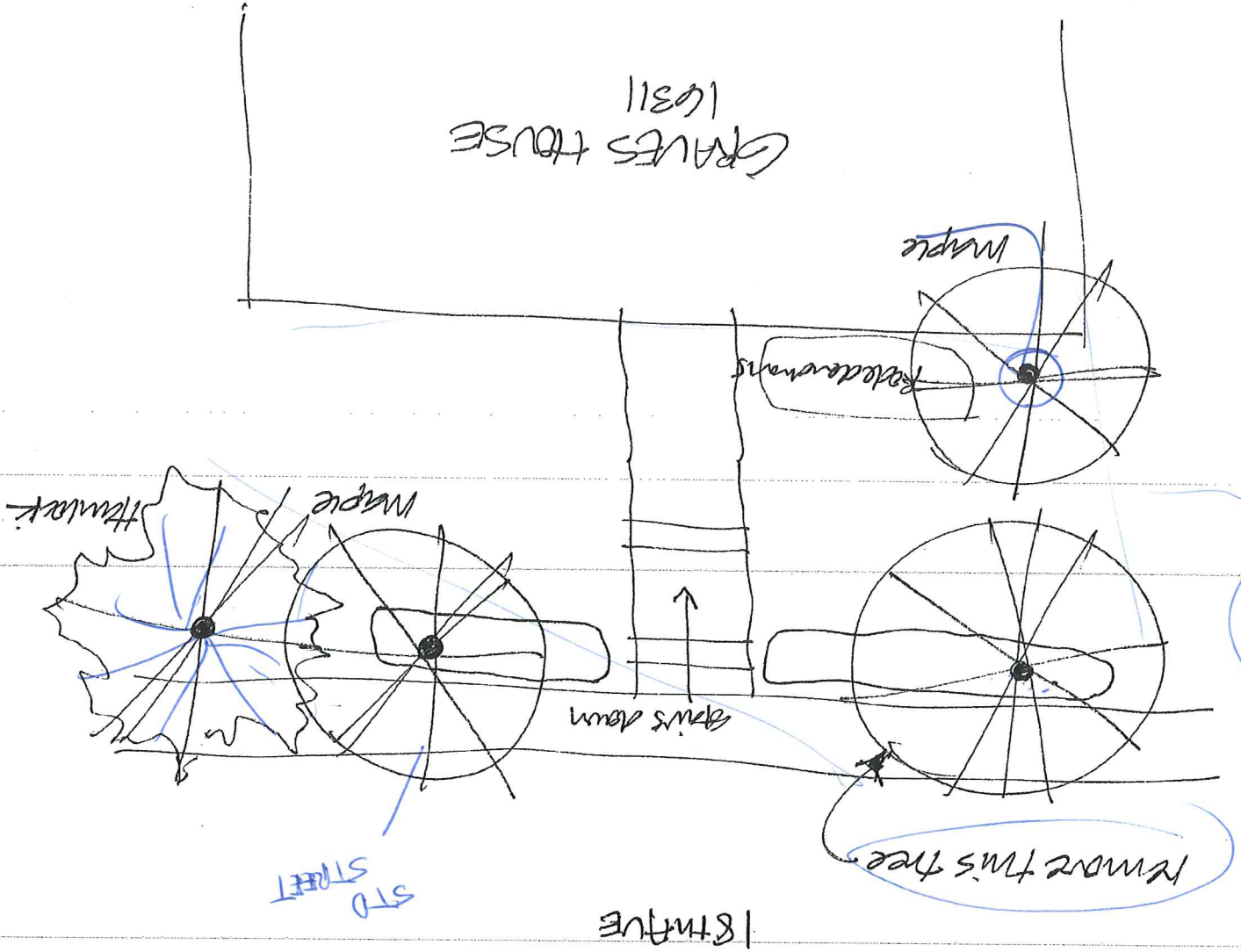
Encl: Site plan of Graves's lot (16311 18th Ave SE)

GRAM SAGE
GRAVES

SITE PLAN



GRAVES HOUSE
16311



Bob Williamson

From: Jeff@gramsagegraves.com
Sent: Thursday, October 23, 2008 10:26 AM
To: tvunko@comcast.net
Cc: bob@millcreeklawyer.com; kerickso@comcast.net; 'Graves, Cathy'
Subject: Trees at 16311 18th Ave SE

LOT 68

Tony,

I understand from Michael Beaumont that all Amberleigh landscaping jobs are the decision of the HOA board? The three trees along the sidewalk have now all matured and block most of the sunlight during the spring, summer and early fall. We would like the board to consider removing the southern most deciduous tree near the side walk on our lot. It was also damaged from heavy snows last spring. Thank you for your consideration on this matter.

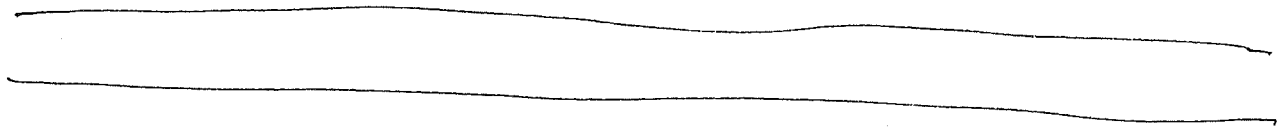
Jeff and Cathy Graves

We are happy to meet and discuss this issue at any time.

Jeff Graves, Principal
Gram Sage Graves, Inc
144 Railroad Ave # 101
Edmonds Wa. 98020
425-771-9349 phone
425-771-1080 fax
206-953-0351 cell
www.gramsagegraves.com

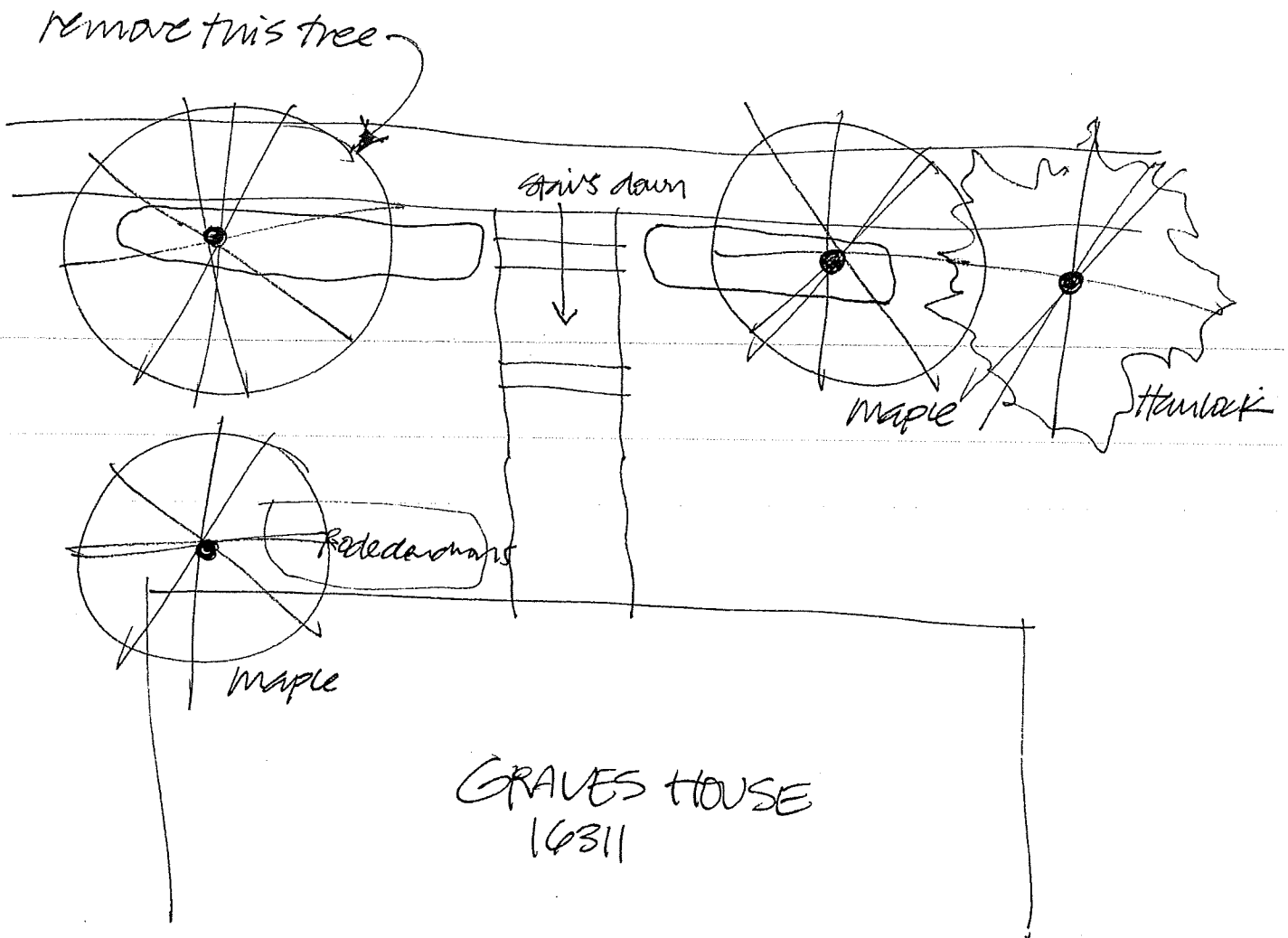
- approved.
- HOA will handle.

GRAM SAGE
GRAVES
INCORPORATED



18th AVE

remove this tree



SITE PLAN



