



The Ocotillo Community Association

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Design Review News – Volunteers Needed

Ocotillo is a unique master planned community comprised of many forms of residential areas (single family homes, condominiums, apartments, senior assisted living) as well as an assortment of commercial components (professional, retail, industrial, etc.). The development of Ocotillo started in the mid 1980's and it continues today.

This ongoing development is one of the reasons that The Ocotillo Community Association has continued to contract with a company to provide professional oversight of the Ocotillo Design Review process. Through the years the development of Ocotillo and the design review process has included the approval and oversight of every structure and improvement built in the community. It's involved coordination with the various developers as well as the city of Chandler to ensure that each new neighborhood, apartment community, shopping center, etc. has evolved in a manner that is harmonious with the Ocotillo master plan as well as the surrounding areas.

At this time, the completion of the remaining development projects is drawing near. The final pieces of the Ocotillo puzzle are in some stage of development or construction at this point. This is why the Ocotillo Board of Directors has decided it's a good time to re-evaluate the design review process and standards and involve more Ocotillo homeowners to assist the Board in the task of guiding the Ocotillo community into the future.

The following are excerpts from the CC&Rs which speak to the establishment of the Design Review Board: *“The Declarant (now Board of Directors) shall establish a Design Review Board to perform the functions of the Design Review Board set forth in this Declaration and shall adopt the procedural rules and regulations for the performance of such duties by the Design Review Board, including procedures for the preparation, submission and determination of the application for any approvals required by this Declaration or any Tract Declaration.”* The CC&Rs go on to say, *“The appointees need not be architects, Owners, or Residents and do not need to possess any special qualifications of any type except such as the Declarant may, in its discretion, require.”*

Major development aside, the Ocotillo Design Review Board (ODRB) is charged with reviewing exterior improvements or changes to homes and commercial properties throughout Ocotillo. It's important that changes to a property are consistent with the overall theme of the surrounding neighborhood. Most people choose a home because they like the appearances of the neighborhood and the feel of the community overall. There's an expectation that as the

community matures, the community will maintain a similar standard and in doing so property values will be protected.

The Ocotillo Design Standards and Community Rules are adopted by the Board of Directors and reviewed regularly for appropriate updates. The primary function of the ODRB is to review submittals from the community to ensure they comply with the current standards. Changes to the design standards may be recommended by the ODRB based on evolving trends and changes in materials, styles and products that become common. Design standards are applied to new improvements or changes as they are submitted for approval based on the current standards at that time. Owners are not asked to otherwise make changes as the standards evolve. Changes to the standards are applied much like city building regulations in terms of "bringing a property up to code" at such time as a project is submitted for approval.

Currently the ODRB meets as needed to review submittals. On average these meetings occur weekly. And last an hour or 2 depending on the number of submittals and the degree of advanced preparation the members can do before the meetings. There are occasionally additional meetings during which the ODRB will perform a feasibility review of larger projects such as home additions or new custom home builds. In coordinating the flow of information, the ODRB does communicate via email to some extent to ensure the standards are clearly understood as adopted by the Board of Directors and in relation to a particular, possibly more involved or less common submittal.

In order to engage additional homeowner involvement, the Board of Directors is inviting anyone who would like to volunteer their time to serve on the ODRB to contact the association at this time. As stated in the CC&Rs there are no specific qualifications to serve on the ODRB. The Board asks that interested owners email management and include a bio or any information that you feel would be a value in selecting new members to the ODRB. perhaps you do have experience on another association design review board or architectural committee. Perhaps you have profession experience that would be beneficial, feel free to share this information in your bio. Interested owners are requested to contact the Ocotillo General Manager, Don Higdon at dhigdon@premieraz.com by August 31st.

Thank you.

The Ocotillo Community Association
Board of Directors

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