

THE SRC APPLICATION FOR ARCHITECTURAL MODIFICATION

The why's, what for's and how to's for this document are explained here to help owners help themselves. And in so doing help the SRC Association's management company, architectural committee and board most efficiently expedite an application's approval and/or rejection. Read on for tips to expedite and achieve approval and to avoid possible rejection.

TIMING: Throughout the Palm Springs valley area the normal time required by HOA's to process an application is "within 30 days". That is also true at SRC, although it rarely takes that long, and will be implemented as circumstances may so require. The owner will be notified accordingly.

HOW TO MINIMIZE THE WAIT: That's 75-95% dependent on the clarity, accuracy and completeness of the application's descriptive content and any pertinent attachments. Every time management must contact an owner for more information contributes to a delay. Hint: Ducks all lined up the first time are the way to avoid delay(s).

THE PROCESS: All applications are sent or delivered to the association's management company, The Gaffney Group. There it is placed in a "date received" queue for review as to the clarity, accuracy and completeness of the application's descriptive content and any pertinent attachments. After all necessary specifics are satisfied the data submitted is forwarded to SRC's architectural committee. Depending on its complexity and visual effect on the community, it often will go on to the board as well.

WHY THE REQUIRED SPECIFICATIONS: It is important to understand the "role" an approved application plays long (think years) after the project is completed. Every application and its attendant specifications become part of a "history" file that is unique to each unit. No matter what comparisons to neighboring units' similar work & installations are initially made – the supplier's itemized quotation or contract description, signed by the unit owner, must accompany or ultimately be submitted before the application can be approved. If desired, the costs involved may be "blacked out". This history will come into play any time the unit goes to escrow(s) in the future.

NEW WINDOW INSTALLATION REQUIREMENTS: There is an increasing number of units using multiple provider/installers of the vinyl or aluminum framed replacement windows and sliding glass doors doing work in SRC. There are also a number of makes and models of such products available, no two of which are exactly alike. However, they do have in common the frame color, "bronze", and exterior frame (aka "flange") that is required to be no wider than 2" inches. A standard for SRC now in effect. Unfortunately, there is at least one provider/installer who is under the false impression that SRC maintains a set of records of his most popular product's specifications. And so he doesn't have to specify the exterior flange dimension for each new install. Wrong! No such record exists. **NOTE:** Any application that does not have the flange width dimension incorporated as a line item specification will be rejected. Owners must insist the provider/installer honor this SRC Association requirement. Or find one who will.