

2024 Architectural Committee Report

Committee Members:

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2024 was a planning year

- The committee's goal - gather ideas and suggestions from the recent past, analyze their merits, and determine a way to move forward one approved changes next year
- Areas that require work
 - Electrical
 - Painting
 - Changes to Thuncaster architectural standards

1. Electrical

All units

- Remove electrical receptacles under the front eaves of all units and replace with covers.

Onyx Court and Thunderbird facing

- Replace globe lights with electrically powered lights dusk to dawn lights
 - Top portion outward facing with subdued lighting,
 - Bottom portion downward casting to illuminate front doors.

Dune Court

- Check porch lights in Dune Court. Replace burnt out bulbs are needed.
 - Test the porch light
 - If the fixture works, replace the bulb
 - If the fixture doesn't work, note for future replacement

Courtyards

- Add solar powered, motion sensor lights to both courtyards to discourage trespassing and assist owners in nighttime navigation. Testing currently on Dune Court.

2. Painting

Siding and trim

- Provide three color palettes for the owners to view (samples will be painted on wall of 9951). Each unit will have one vote.
- Get bids for work. Considerations include
 - Materials and labor cost for prep work - scraping, sanding, patching holes and cracks
 - Cost of paint
 - Labor costs to paint siding, trim, concrete walls (inside, outside), gates, metalwork on street entrances
- Determine how timely we can begin the project

Proposal for Changes in Thuncaster Architectural Standards

There are three different exterior models within Thuncaster

- The buildings surrounding Onyx Court
- The buildings surrounding Dune Court
- The buildings facing Thunderbird Blvd

The three models must have the same siding, trim, and garage door colors, and meet COA guidelines for replacement of garage doors, i.e., everyone matches as closely as possible.

Other items, such as windows, need to be consistent within the model.

Under this charter, the committee has proposed revisions to the guidelines for the areas below.

- Primary Entry (front door)
- Security and Storm doors, and Gates
- Windows
- Garage Doors

Primary Entrance - the front door

- Your front door must be one piece (no double or Dutch doors). It may be any style, within reason, that matches the size of our standard doors and complements the architecture of the condominium complex. Doors with windows are allowed.
- If you have a security or storm door that obscures the view of your door, so a passerby can't easily see your door, it can be painted any color, within the standards.
- If you don't have a security or storm door, so your front door is in plain sight, it must be painted white, tan or a Board approved neutral color.

Security and Storm doors, and Gates

- Security and storm doors, on the front door or the back gate, must be painted white, tan, or the current siding color. Doors in place when these rules take effect are grandfathered in, so no change is required.
- If your gate has security door that obscures the view of the gate, it can be painted any color within the standards.
- If you don't have a security or storm door, so your gate is in plain sight, it must be painted white, tan or a Board approved neutral color.
- New gates can be of a stained wood or wood substitute construction.

Windows

- All windows on the front of your condominium, those facing either a courtyard or Thunderbird Boulevard, must match.
- New windows must have the same dimensions as the original windows; the overall size and/or the exterior wall structure cannot be altered.
- New window frames must be white.

Garage Doors

- All garage doors in Thuncaster must be as close to uniformly colored as possible. This may become an issue as more doors are replaced, and will be discussed at that time.
- Replacement doors must be horizontally paneled rollups, and compatible with the existing Thuncaster doors.
- Your garage door can have windows as long as they comply with the roll-up standard.