

Amy Ow

From: Camille Leung
Sent: Tuesday, February 22, 2022 2:27 PM
To: Dave Michaels; Steve Monowitz; Dave Pine; Amy Ow
Subject: RE: Highlands - reflective/light colors problems

Hi Dave,

The contractor will be calling me when he is ready for the Planning final inspection. During that inspection, I will check landscaping, colors, materials for high reflectivity (prohibited by Condition 5), and exterior lighting, for compliance with the approved plans and color schemes. No inspection date has been requested, but I will check this at that time. That said, the front door and garage door of Lot 11 should be dark brown (I have informed the contractor).

Thanks

From: Dave Michaels <dm94402@gmail.com>
Sent: Tuesday, February 22, 2022 12:23 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; Amy Ow <aow@smcgov.org>; Camille Leung <cleung@smcgov.org>
Subject: Highlands - reflective/light colors problems

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Dear Staff and Supervisor Pine,

There are problems with reflective and light-colored materials used on the Chamberlain highlands homes 9, 10 and 11 (visible from Cobblehill, Cowpens, and/or Polhemus/Ralston). As shown in the attached pictures, these problems include shiny chimney toppers (which also appear grossly oversized from Polhemus), shiny flashing, and reflective and white garage doors and front door.

In looking over the communications during mediation between the parties there was a lot of concern about this, including from Supervisors and Staff. In correspondence from the time, the County specifically cited problems with the use of a white for the front doors and garage on lot 11 (and this was even when these doors would be less visible, partially hidden below street level, and not totally visible above street level as they are now).

Perhaps the wrong colors and materials were either approved on paper, or utilized on homes 1-4, without understanding their real-world visual impact. Regardless of how we got here, there is clearly a problem now. What can be done to correct this? Can the flashing and chimney toppers be powder coated in a dark and matte color? Can the garage and front door (and trim where applicable door) be corrected to darker and neutral colors that blend vs stand out? Hopefully the builder will be amenable to this, now that more unified (vs high contrast) color schemes have become more valued in the marketplace anyway. But even if they aren't I hope the County will require compliance with the letter and spirit of the Conditions.

Thank you.

Very truly yours,
Dave

