

# LARC - THE BASICS

Presented by The LARC Committee



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**KING CITY  
CIVIC ASSOCIATION**

**AN ADULT 55 AND OLDER COMMUNITY**



# GOVERNING DOCUMENTS

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HOA

By-Laws

Covenants

Conditions

Restrictions

A person wearing a white shirt is seated at a desk, writing on a document with a silver pen. The background is blurred, showing other people in a meeting or office setting. The text is overlaid on the right side of the image.

**Abide by  
By-Laws ,  
Covenants,  
Conditions, and  
Restrictions**

# What is LARC?

- Authority was granted in CCRs; Article VII, Use Restrictions; Section 7, Architecture and Landscaping; Section 8, Property Maintenance
- Established as a vehicle for review of construction and modification of properties – e.g. house painting, roofing, solar panels, sheds, fencing, renovations, etc.

# What is LARC?

- Allows for review of property maintenance including – yard upkeep, upkeep of home exteriors, shrubbery/trees which may obscure sight at intersections, sidewalks, walkways and curbs free of debris, weeds, overgrown shrubs or landscape materials
- Investigates rule violations
- Enforces violation provisions – Article VIII, Section 2

# Why do we need LARC?

- Safety is especially important in a community of aging residents.
  - Clear sight lines and visibility of properties are important for emergency personnel
  - Walkways and curbs which are clear of debris, weeds and overgrown shrubbery or plants are of paramount importance. Many residents have balance and mobility issues. Tidy walkways and curbs allow safe passage for all residents



# Why do we need LARC?

- Our homes are valuable assets. We want our property values to remain high
- Attractive and well maintained properties make for pleasant surroundings while keeping property values high
- Advise homeowners: permits & King City contacts, reminders re: contractor licensing, bond, insurance; reminder to contact neighbors



**HOW DOES LARC WORK?**

# 3 TYPES OF FORMS

**1.COMPLAINT**

**2.COMPLIANCE**

**3. PROJECT  
REQUEST**



# COMPLAINTS

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- Office receives phone call, records complaint; forwards to LARC Committee
  - Office receives complaint form from member; forwards to LARC Committee
- LARC Committee receives complaint form
- LARC Committee receives phone call; advises member to complete complaint form



**WHAT'S NEXT?**

**1.**



**2.**



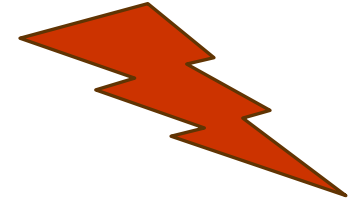
**Committee  
Reviews  
Complaint**

**Committee contacts  
Member**

**Outcome**



**Next Slide**



**Committee  
Follows up**

**Complaint  
Closed**

**Or Fine Assessed**

# COMPLIANCE REPORT

Complaints may lead to a compliance report

LARC completes form

Form is hand delivered to member with attempt to contact at delivery

LARC will meet with member to discuss and advise





# Project Requests



Storage Sheds  
Solar Panels  
Fencing  
Replacement Windows  
Roofing  
and more

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# What do I need for my project request ?

1. Complete form with drawing, paint samples contractor license #, description



**What do I need  
for my project  
request ?**

**2. Notify neighbors**

**3. Submit form to  
LARC**

**4. LARC reviews;  
approves or  
disapproves**



**What do I need  
for my project  
request ?**

**5. May appeal**

**6. Verify permits  
with King City**

**7. Must have written  
approval or fines  
may be assessed**





## Management

- 1. Follow up**
- 2. Action**
- 3. Accountability**





# Initiatives

1. **Volunteer assistance**
2. **Sidewalk/curb grants**





**Developing a list of volunteer organizations  
to assist homeowners with property  
maintenance**



Together  
WE  
Achieve  
More

