

The Battlement Mesa Service Association

The BMSA Board of Directors Considers New Architectural Standards

By Keith Lammey, President, Battlement Mesa Service Association

If you live anywhere in Battlement Mesa and have playground equipment, children's playhouses or sports equipment on your property, you may be affected by a proposal which will be considered at the BMSA's December 21, 2010 board of directors meeting. This proposed addition to the BMSA's Architectural Standards would impose restrictions on playground equipment, playhouses and sports equipment.

Under the proposed new standards, Architectural Review Committee (ARC) approval would be required if playground or sports equipment is more than seven feet in height, and/or has a footprint of more than 100 square feet. In addition, playhouse approval would be required if the playhouse is over six feet in height and /or has a footprint of more than twenty-four (24) square feet. Only one playhouse per lot would be permitted, regardless of the size of the playhouse.

Playground Equipment and Playhouses

If the current language in the proposal is adopted, the placement of playground equipment and playhouses would be restricted to the Net buildable Area of each respective lot and could not be further to the front of the lot than the front corner of the house or garage.

When reviewing playground equipment and playhouse approval requests, the ARC would consider the impact that the equipment or playhouse would have upon adjacent properties and would deny installations that may create an undue disturbance or possibly cause damage to an adjacent property.

Further consideration would be given to the placement of equipment to minimize distant and close-in view corridors of the adjacent properties. As proposed, playground equipment or playhouses could not be attached to a deck, garage or the primary living structure.

Basketball Backboards, Sports Goals and Portable Basketball Goals

The proposed standards, if adopted, would permit permanently installed, commercially manufactured backboards of standard design and color to be mounted on the garage without committee approval. All freestanding, non-portable, basketball backboards and sports goals (soccer and lacrosse goals, volleyball and tetherball stanchions etc.) would require ARC approval.

Like playground equipment and playhouses, the placement of backboards and goals would be restricted to the Net Buildable Area of each respective lot and could not be further to the front of the lot than the front corner of the house or garage. As with playground equipment and playhouses, in order to be approved backboards and goals must not create an undue disturbance to neighbors and the possibility of damage to adjacent properties must be minimized. A maximum of one basketball backboard or sports goal per lot would be allowed.

As proposed, portable basketball goals will not require ARC approval provided (a) they are installed on the side of the driveway at least half of the length of the driveway away from the street and (b) the location would not impede or obstruct the use of the garage or driveway and the unit is adequately weighted to ensure that the goal is balanced, standing upright and resistant to tipping by high winds.

Under the proposed standards portable basketball goals are defined as equipment that is commercially manufactured, with a large base for counter-balance, and/or wheels for mobility, and engineered for portability and storage. Further, under the proposed standards, playground equipment, sport goals and playhouses are considered personal property, and therefore, must be removed when a property changes ownership or residents.

At this point, this is only a proposal but if it is approved by the board, it will become part of our community's architectural standards and would impose new restrictions on these items. It is important to note that individual villages may impose more restrictive, but not less restrictive, rules on these devices.

If you have strong feelings either in favor of or against this proposal, let your Village Delegate/board member know your opinions. The BMSA board of directors meet at the Battlement Mesa Activity Center at 9 AM on the 3rd Tuesday of each month.

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