

**HOLLY HEIGHTS HOA
BOARD AGENDA ITEM
February 12, 2026**

SUBJECT: Request for approval to apply a concrete stamp over existing concrete patio at 4813 and 4819 Holly Heights Ave. Owners are Mark and Amy Sands and Ron and Rhonda Walker.

BACKGROUND: Per CC&R's #15, new construction and remodels must be submitted to and approved in writing by the Board before work begins. Remodels will be governed by the same requirements as for new construction. The Board is not responsible for determining compliance with structural and building codes, solar ordinances, zoning codes or other governmental regulations. Nor shall the Board's review analyze structural, geophysical, engineering or other similar factors. Such compliance and analysis is the responsibility of the Owner..

STATUS: On January 6, 2025, The HOA received an Application for Building Approval notice via email from Ron Walker. The Walkers and the Sands request approval to redo their patios using a stamped concrete overlay on their existing concrete patio. Ron provided pictures of the broken slate tiles currently on their patio as well as two design options for the stamped concrete. Anticipated start date is the Spring of 2026. The contractor is Patrick Zweifel, a licensed and bonded contractor in Oregon.

Action: The Board of Directors unanimously approved the Walker's and Sand's request to use stamped concrete over their current concrete patio. This approval is extended to all homeowners wishing to use stamped concrete on their patios. The stamp design is up to each homeowner.



Board President, Shannon Farrier



Board Secretary, Ron Walker