

ENPHA 2023 DRC Report
Submitted by Linda St. John

During this past year the DRC has seen a 50% drop in applications for new home construction compared to a record year in 2021. Some reduction is due to rising prices and lack of available lots. At present, in the HOA, there are approximately only 37 vacant lots, 10 of which are owned by the property owners next door.

In 2022 there were 9 new applications for new home construction, including 2 duplexes in the Ranch. There was an average of 18 homes under construction each month as well as 18 Fish Hawk Landing townhomes; 10 new homes were completed.

Currently 19 homes are under construction, of which 5 should be completed by early summer; 3 of these homes are Spec homes for sale by the builders. Unfortunately, 1 home under construction was destroyed by fire.

There are 4 new homes with final approval we expect will start this Spring. As of March 2023, we only have 1 home in the approval process, however we expect to see a few more applications for new homes this year. Modifications such as home additions and decks have increased.

Thank you to all who contacted the DRC before making any exterior modifications including painting/staining, re-roofing or new windows to your residence. This is a requirement in the HOA Dec's and Covenants.

For further information please refer to www.enpha.org and click on Architectural Guidelines.