

Highlands Architectural Review Committee (ARC)
6:30 pm Highlands Country Club Snack Bar
Minutes February 3, 2021

1. Attendance: Meeting called to order @ 6:36 pm.
 1. Attending: Michelle, Kim, Jason, Heather, Marlene, Cheryl, Hans
 2. Absent: None
 3. Board Members: Rob Laurent, Board Secretary
 4. Homeowners Present: Connie Williams
2. Review of Agenda: Kim Dembrosky motioned to accept; Jason Dickerson seconded; Approved 7-0
3. Review of Minutes for January 21, 2021: Cheryl Rivet motioned to accept & Kim Dembrosky seconded; Approved 7-0
4. Membership: Kim's last meeting is Feb 8th before term ends. New member interest from Connie Williams. Motion by Cheryl Rivet to recommend membership as of Feb 9th, seconded by Jason Dickerson. Approved 7-0
5. Old Business:
 1. [1987-1](#) Deck Replacement - To Be Screened
 - ❖ 8306 Colorstone Pl
 - ❖ Rocquel Crawley
 - ❖ Assigned: Kim Dembrosky
 - ❖ Homeowner requested to withdraw application - will resubmit later once ready; Withdrawal accepted.
 2. [1988-1](#) Shed
 - ❖ 8101 Aldera Ln
 - ❖ Roberto Moreno
 - ❖ Assigned: Hans Pfitzer
 - ❖ More Time Requested
 3. [1992-1](#) Fence
 - ❖ 8319 McKibben Dr
 - ❖ David Atkinson
 - ❖ Assigned: Cheryl Rivet
 - ❖ Motion to approve with options to come of the back of the house or the rear deck. Cheryl Rivet motioned to approve/ Michelle Clark seconded; Approved 7-0
6. New Project Business: (ARC Box checked February 2, 2021 @ 2:10 pm)
 1. [1993-1](#) Hardscape
 - ❖ 8137 Galatea Pl
 - ❖ Steve & Christina Roach
 - ❖ Assigned: Marlene

2. [1994-1](#) Additional Plantings
 - ❖ 8113 Galatea Pl
 - ❖ Ingo & Susan Hamann
 - ❖ Assigned: Cheryl

3. [1995-1,2](#) Shed, Concrete Pad
 - ❖ 12013 Amara Dr
 - ❖ Connie Williams
 - ❖ Assigned: Jason

4. [1996-1](#) Fence
 - ❖ 8312 McKibben Dr
 - ❖ Richard and Dorinda Cox
 - ❖ Assigned: Michelle

7. Finals Assigned Previously:
 1. [1870-1](#) Screened Porch
 - ❖ 8431 Fedora Dr
 - ❖ Danielle Frazier
 - ❖ Assigned: Kim Dembrosky
 - ❖ Kim Dembrosky motioned to approve/ Cheryl Rivet seconded; Approved 7-0

 2. [1872-1](#) Fence (Assigned With 1916-1)
 - ❖ 8325 Chandon Pl
 - ❖ Kossi & Nataly Anifrani
 - ❖ Assigned: Michelle Clark
 - ❖ Michelle Clark motioned to approve/ Kim Dembrosky seconded; Approved 7-0

 3. 1873-1 Detached Garage
 - ❖ 8412 Shagreen Ct
 - ❖ David & Beth Pierce
 - ❖ Assigned: Cheryl Rivet
 - ❖ More Time

 4. 1874-1 Shutter Color Change
 - ❖ 8405 Seaview Dr
 - ❖ Tricia Jones
 - ❖ Assigned: Jason Dickerson
 - ❖ Motion to grant homeowner a 3 month extension, Jason Dickerson motioned to approve/ Marlene Rockwell seconded; Approved 7-0

 5. 1875-1 Fence
 - ❖ 11713 Burray Rd
 - ❖ David & Carrie Waltman
 - ❖ Assigned: Hans Pfitzer
 - ❖ More Time

 6. [1895-1](#) Deck Expansion with 3 Season Room

- ❖ 7412 Maclachlan Dr
- ❖ Lionel & Leah Blair
- ❖ Assigned w/1971-1: Heather Sutton
- ❖ More Time

7. [1916-1](#) Patio With Walkway (Assigned With 1872-1)
 - ❖ 8325 Chandon Pl
 - ❖ Kossi & Nataly Anifrani
 - ❖ Assigned: Michelle Clark [see 8.6]
 - ❖ Jason Dickerson motioned to approve/ Michelle Clark seconded; Approved 7-0
 8. [1938-1&2](#) Addition & Screened Porch
 - ❖ 8301 Macandrew Ter
 - ❖ Richard & Tammy Mormando
 - ❖ Assigned: Jason Dickerson
 - ❖ Jason Dickerson motioned to approve/ Hans Pfitzer seconded; Approved 7-0
 9. [1946-1](#) Firepit
 - ❖ 8131 Galatea Pl
 - ❖ James & Amanda Squires
 - ❖ Assigned w/1948-1: Heather Sutton
 - ❖ Heather Sutton motioned to approve/ Kim Dembrosky seconded; Approved 7-0
 10. [1948-1](#) Deck Expansion
 - ❖ 8131 Galatea Pl
 - ❖ James & Amanda Squires
 - ❖ Assigned w/1946-1: Heather Sutton
 - ❖ Heather Sutton motioned to approve/ Kim Dembrosky seconded; Approved 7-0
 11. [1952-1](#) Screened Porch
 - ❖ 7431 Arabella Dr
 - ❖ Riley and Lisa Irving
 - ❖ Assigned: Jason Dickerson
 - ❖ Jason Dickerson motioned to approve/ Cheryl Rivet seconded; Approved 7-0
 12. [1971-1](#) Patio, Firepit and Walkway
 - ❖ 7412 Maclachlan Dr
 - ❖ Lionel & Leah Blair
 - ❖ Assigned w/1895-1: Heather Sutton
 - ❖ More Time
8. New Finals Assigned:
1. 1844-1 Foundation (Assigned With 1891-1)
 - ❖ 11831 Dunnottar Terr
 - ❖ Willie Crew
 - ❖ Assigned: Hans Pfitzer
 2. 1858-1, 2 Deck & Driveway Extension

- ❖ 11800 Fedora Pl
- ❖ Will & Kristina Mickiewicz
- ❖ Assigned: Cheryl

3. 1865-1 Addition

- ❖ 11013 Aldera Pl
- ❖ Michael & Fran Lampro
- ❖ Assigned: Heather

4. 1866-1 Basketball Half Court

- ❖ 8307 Chandon Pl
- ❖ Derrick Winston
- ❖ Assigned: Michelle

5. [1891-1](#) Accessory Building (Assigned With 1844-1)

- ❖ 11831 Dunnottar Terr
- ❖ Willie Crew
- ❖ Assigned: Hans Pfitzer

6. [1916-1](#) Patio With Walkway (Assigned With 1872-1)

- ❖ 8325 Chandon Pl
- ❖ Kossi & Nataly Anifrani
- ❖ Assigned: Michelle Clark [See 7.7]

9. Other Old Business:

1. Discussion For Reviewing Regulations

- ❖ Email from ACS West on 1/21/2021 in response to the updated sections of the regulations approved by ARC:

The board reviewed the ARC suggested changes and agrees with everything except where it is required to obtain a permit from the County.

Please remove the permitting review language from both the application and the ARC handbook. The only reference to building permits should be that the homeowner is responsible for permits.

Discussion: Martha has source files for Guidelines. ARC has requested for Martha to make changes.

Motion by Kim: Does ARC support the removal of the language as requested by the board?

Second: Jason

Vote: 3 - 3 - 1. Not Approved.

2. [Site Visit Forms](#) - Hans Pfitzer created an electronic version of our initial and final site visit forms to be reviewed by the committee.

3. [1830-1&2](#) Screened In Porch with Deck

- ❖ 11907 Europa Dr
- ❖ Todd & Joan Roush
- ❖ Failed final 11/4/2020; homeowner modified the deck railing without approval. Homeowners sent a letter addressed to ARC. ARC will request ACS West to respond to the letter from the homeowner since it was not an application requiring ARC review.

10. Other New Business:

1. [SmartArchitecturals Demo](#)

- ❖ ARC deferred this item to the next meeting to allow all members to review the Demo.

11. Member Voice:

Robert Laurent (Board Member) requests ARC to consider the need to add language regarding regulations for chicken coops in the neighborhood. The county allows chickens in residential zoning, so it was suggested that we address chicken coops specifically in the regulations.

12. Adjournment: @ 8:28pm Hans Pfitzer motioned to adjourn/ Cheryl Rivet seconded; Approved 7-0

13. Next Meeting: February 18, 2021 6:30 pm @ Highlands Country Club Snack Bar 8136 Highlands Glen Dr., Lower level.

Respectfully submitted by Hans Pfitzer