

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

1. Meeting called to order at 6:30 pm.
 - 1.1. Attendance: Michelle Clark Kim Dembrosky Jason Dickerson
 Marlene Rockwell Connie Williams
 - 1.2. Board Members Present: None
 - 1.3. Homeowners Present: Scott Birmingham, Alec Hagerman, Jessie Jackson
2. Review of the Agenda: Motion to approve the agenda by Michelle; 2nd Marlene; 5-0.
3. Review of September 16, 2021 Minutes: Motion to approve as amended minutes by Michelle; 2nd Kim; 5-0.
4. Membership:
 - 4.1. ARC has openings for 2 additional members. Multiple homeowners have expressed interest: Frank Monopoli, James Hale, Jessie Jackson, Billy Morrow, Crystal Dudley, & Scott Birmingham.
 - 4.1.1. Michelle motioned for the Board to approve Scott Birmingham to the ARC committee. Kim 2nd the motion. Passed 5 - 0.
 - 4.2. ARC to elect a Secretary. Marlene will complete minutes for a couple of weeks
5. Old Project Business:
 - 5.1. 2105-1 Fence 8430 MacAndrew Terr Victor & Priscilla Weir Dickerson
 Jason motioned to approve, Michelle seconded. Passed with 5 - 0
 - 5.2. 2108-1 Awning 10636 Macandrew Ln Frank Harris Dickerson
 Jason motioned to cancel at homeowners request; Michelle 2nd; 5-0.
 - 5.3. 2109-1 Shed 11749 Burray Rd Neil & Ellen Kleiber Dembrosky
 Homeowner withdrew.
 - 5.4. 2115-1 Hot Tub & Gazebo 12436 Wynnstay Ln Alec Hagerman Dembrosky
 Kim motioned to approve with 2 options for screening (1) wood slat wall with 15% airspace or (2) Evergreen trees and a condition that the gazebo roof use architectural shingles matching the color and type of the house. Michelle seconded this motion. Passed with 5 – 0.
 - 5.5. 2116-1 Fence 12018 Dunnottar Dr. Eric & Elizabeth Millson Dickerson
 Jason motioned to approve the project. Michelle seconded the motion. Passed with 5 - 0
 - 5.6. 2120-1 Patio w/ Walkway 8312 McKibben Dr Richard & Dorinda Cox Williams
 Connie motioned to approve the patio and walkway, with the condition that appropriate screening is around the trash containers Jason 2nd; Passed 5 – 0.
 - 5.7. 2122-1 Walkway 8143 Fedora Dr Joseph Wilmer Williams
 Project already completed by homeowner. Connie motioned to approve the walkway for the final. Marlene seconded the motion. Passed 5 - 0.
 - 5.8. 2126-1 Driveway Extension 8520 Glendevon Dr Ryan & Ashley Hughes
 Kim motioned to approve without a site visit; Michelle 2nd; 5 - 0.
 - 5.9. 2134-1 Screening 8502 Glendevon Cir Scott Birmingham
 Project already completed by homeowner and photos provided. Michelle motioned to approve without a site visit for a final; Jason 2nd; 5 - 0.
6. New Project Business: ARC Drop Box Last Checked October 5, 2021 @ 11:15 am.
 - 6.1. 2123-1 Play Equipment 7325 Rosemead Ln David & Kelly DiCarlo Rockwell
 - 6.2. 2124-1 Generator 8424 Capernwray Drive Greg & Cheryl Kashmer Dembrosky
 - 6.3. 2125-1 Deck 12519 Capernwray Ct Shannon Reynolds Dickerson
 - 6.4. 2126-1 Driveway Extension 8520 Glendevon Dr Ryan & Ashley Hughes See 5.8
 - 6.5. 2127-1,2 Dock, Gazebo 8137 Lake Margaret Terr Paul & Robin Langerhans Dembrosky
 Emerson’s approval will additionally be required.
 - 6.6. 2128-1 Screened Porch 11100 Regalia Dr John Petree Williams
 - 6.7. 2129-1 Screening 8412 Shagreen Ct David & Beth Pierce Rockwell

6.8.	2130-1,2	Screening, Flagpole	11012 Isadora Dr	Richard Stayman	Dickerson
6.9.	2131-1,2	Patio, Steps	8207 Ravenna Terr	Larry & Brenda Price	Rockwell
6.10.	2132-1	Screening	8154 Galatea Pl	Luis & Elisa Sanchez	Williams
6.11.	2133-1	Screening	7418 Fowlis Pl	Linette Camp	Clark
6.12.	2134-1	Screening	8502 Glendevon Cir	Scott Birmingham	See 5.9
6.13.	2135-1	Fence	8100 Galatea Pl	Tessie Rodgers	Clark

Kim motioned to allow a single person site visit; Michelle 2nd; 5-0.

7. Finals Assigned Previously:

7.1.	1824-1	Pool	12001 Hadden Hall Dr	Susan & Rae Johnson	Dembrosky
Kim motioned to approve a 48" 2-rail fence that does not terminate at the fireplace but continues around the fireplace with the option to add a 2 ft. Brick planter with the condition the homeowner provides a landscape plan for the planter. Connie 2nd; passed 5 - 0.					
7.2.	1887-1	Pool	11701 Burray Rd	Allen & Lisa Holt	Williams
Connie motioned to approve and Michelle 2nd the motion. Passed 5 - 0.					
7.3.	1910-1,2	Deck, Window Conversion to Sliding Doors	8243 Cromarty Ct	Greg & Sally Witzky	Williams
Connie motioned to approve the project for the windows to sliding doors. Deck cancelled by homeowner. Michelle 2nd the motion. Passed 5 - 0.					
7.4.	1915-1	Garage-Detached	10901 Kalliope Dr	Joel Jean	Dembrosky
More time granted.					
7.5.	1934-1	Pool	8219 Fair Isle Terr	Jonathan Blum/Amanda LilleyClark	
More time granted.					
7.6.	1935-1	Patio	8212 Ravenna Terr	William & Crystal Norris	Rockwell
Marlene motioned grant a 3 month extension to complete the project. Kim 2nd. Passed 5 - 0.					
7.7.	1944-1	Pool	11013 Aldera Pl	Michael Lampro/Francine Gruskin	Rockwell
Kim motioned to notify the homeowner that the project approval expired; homeowner is required to submit a new application if project undertaken in the future. Michelle 2nd. Passed 5 - 0.					
7.8.	1997-1	Shed	12012 Amara Dr	James Phelps	Dembrosky
The stone installed at the base of the shed is not what the homeowner submitted to the committee for approval and does not match the home. The vinyl used on the shed is a different color from the home and a different style. The shutters used on the shed are also a different style from the home. Kim motioned to fail the shed. Michelle 2nd. Passed 5 - 0.					
7.9.	2003-1,2	Deck, Fence	8424 Lylwood Ct	Jonny Etherington	Rockwell
The railing on the deck is not the railing the homeowner requested and the committee approved. The homeowner installed 2 different railings- metal on the main deck and wood on the stairs from the deck. Michelle motioned to fail deck due to the railing & pass the fence project. Connie 2nd. Passed 5- 0					
7.10.	2007-1	Garage-Detached	8319 Kintail Dr	Tom & Angie Stinson	Rockwell
Marlene motioned to approve. Michelle 2nd. Passed 5 - 0.					
7.11.	2009-1	Fence	8413 Capernwray Dr	Joseph Cox (Buyer) & Kevin McNulty (Seller)	Dickerson
Jason motioned to approve. Michelle 2nd. Passed 5 - 0.					
7.12.	2010-1	Landscaping	8024 Lake Margaret Pl	Kevin & Patty Baker	Rockwell
Marlene motioned to approve. Kim 2 nd . Passed 5 - 0.					
7.13.	2012-1	Fence	8224 Sterling Cove Terr	Gloria-Jeanne Wilson	Clark
Michelle motioned to approve with the homeowners change to a 54" 3-rail black aluminum. Jason 2nd the motion. Passed 5 - 0.					
7.14.	2074-1	Patio	12812 Killycrom Dr	Mark & Madonna Hansen	Clark
Michelle motioned to approve. Kim 2nd. Passed 5 - 0.					
7.15.	2102-1	Drainage	8308 Regalia Ct	Tim & Mary Glynn	Dembrosky
More time granted.					

- 7.16. 2122-1 Walkway 8143 Fedora Dr Joseph Wilmer Williams
See 5.7
8. New Finals to Assign:
- 8.1. 1893-1 Pool 11418 Braidstone Ln Karen Verdisco Dembrosky
2mo ext granted April 22nd; 1mo ext granted August 19th.
- 8.2. 1965-1,2,3 Deck, 12001 Amara Dr Ricky & Teresa Miller Clark
Screened Porch, Fence
2mo ext granted July 7th.
- 8.3. 2008-1 Deck 12019 Amara Dr Ivan & Denise Glasgow Clark
- 8.4. 2017-1,2 Screened Porch, 12507 Crathes Ln James Mathis Williams
Patio
- 8.5. 2020-1 Addition & Deck 12113 Whitley Manor Dr Stephen Beulike Rockwell
& Carol Roper
- 8.6. 2022-1 Hot Tub 11724 Burray Rd Peter & Katie Burkhardt Rockwell
- 8.7. 2026-1 Generator 8407 Europa Ct Frederick Langhorn Clark
- 8.8. 2051-1 Tree Removal 11249 Isadora Dr Eric Garner Clark
Homeowner requested final.
- 8.9. 2088-1, 2 Play Equipment x2 11142 Sterling Cove Dr Cameron & Sharon Carr Rockwell
Homeowner requested final.
- 8.10. 2090-1 Dock 12848 Killycrom Dr Doug & Michele Bowmer Dickerson
Homeowner requested final.
- 8.11. 2091-1 Tree Planting 8000 Clancy Pl David & Pam Dance Dickerson
Homeowner requested final.
- 8.12. 2094-1 Fence 12419 Duntrune Ct Logan & Sheila Herron Williams.
Homeowner requested final.
- 8.13. 2122-1 Walkway 8143 Fedora Dr Joseph Wilmer See 5.7
9. Other Old Business:
- 9.1. 1902-1,2 Patio, Pergola 12618 Capernwray Terr Jamar Hicks (Seller)
2055-1 Tree Planting
Patio installed without approval. ARC denied request August 2020 due to the front yard placement visibility to the street and lack of landscape plan. Tree planting to screen the patio failed final inspection August 2021 due to the lack of screening the planted trees are providing for the unapproved patio. A site visit with Kim and Jason was arranged 10/4/21 at the prior owners' request, Jamar Hicks, who sold the home in June 2021.
Homeowner will submit a landscape plan.
10. Other New Business: None
11. Member Voice: None
12. Adjournment: Adjourned at 8:10 pm.
13. Next Meeting: October 21, 2021 at 6:30 pm @ the snack bar in the lower level of the Highlands Clubhouse 8136 Highland Glen Dr.

Minutes respectfully submitted by Marlene Rockwell.