

# ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday 16 August, 2012

Meeting called to order 6:15PM

1. Attending Members: Mike Bogan, George Tindell, Marice Davis, Tom Russell and Barbara Howell.
2. Agenda for today's meeting was accepted as written.
3. Minutes from August 01, 201 were reviewed and approved by all.
4. Property owners present:

Mike Piazza presented a clarification of an application dated July 29, 2012 and picked up August 06, 2012. The discussion and a diagram described the placement of the retaining wall.

5. New Business:

A. New applications with site visits – There were three applications picked up on August 06, after the last meeting. The 3 applications had July submission dates, Marice and Tom acted on them.

Appl.1303-1: Michael Piazza, 11424 Shell Harbor CT. Submitted an application dated July 29, 2012, to construct a retaining wall in front of the house, 3ft high and 130 ft. Long. Mr. Piazza explained the project to the satisfaction of the committee and clarified questions Marice and Tom may have had during the site visit on August 07, 2012, Marice made a motion to approve the application, seconded by Tom and approved by all.

Appl. 1304-1: Wazir Nobbee, 8505 Glendevon Circle. Submitted an application dated July 24 and picked up August 06, to remove 3 trees for safety reasons and 3 trees for better lighting in yard. Marice and Tom made a site visit on August 07, 2012. Marice made a motion to approve, Barbara seconded, and the application was approved by all.

Appl. 1305-1: Jeff and Amy Elliott, 8101 Sidlaw Hills Terrace, Submitted an application dated July 24<sup>th</sup> and picked up August 06, 2012. The application is for a 2 story brick garage with a 2<sup>nd</sup> floor workout room, bathroom and elevator. The dimensions are 879 sq. Ft. for the 1<sup>st</sup> floor and 917 sq. ft. for the 2<sup>nd</sup> for, total 1796 sq. ft. The plans also call for a 10ft. wide aggregate driveway to the garage. On August 07, 2012, Marice and Tom made a site visit. The site was already cleared and building permit obtained. Marice made a motion to approve, 2<sup>nd</sup> by Tom and approved with Garage and driveway blurb attachment. All approved the application.

Appl.1306-1: William Harless, 11311 Glendevon Road. Submitted an application to replace his roof with the same type material and color. The application was submitted because there were no guidelines regarding roof replacement.

The committee was in agreement to allow Mr. Harless to replace the roof; Barbara will call Mr. Harless and advise him of the decision, as she had previous conversation with him regarding the roof.

The committee agreed the guidelines should be amended as such; Mike will contact the BOD regarding the addition.

Our proposal is to make an amendment to Section A-9 of the current guidelines, "Doors, Shutters, Soffits and Trim". Currently, that section reads:

**A9. Doors, Shutters, Soffits and Trim**

Drawings and detailed plans must be approved by the ARC. The detailed color and type must accompany the application.

A9.1 All exterior home color changes are subject to the ARC permitting requirements prior to painting or vinyl replacement.

A9.2 All exterior trim, shutter color, or changes are subject to the ARC approval.

A9.3 Vinyl siding replacement or installation must be an approved upgraded bead design, and a sample must be submitted. Color, design and style must be submitted with an application for ARC approval. No Dutch-lap or similar siding will be permitted.

A9.4 A hardboard composite (cement) siding can be used. Color, design, and style must be ARC approved.

Our suggestion is to change A9 to "Doors, Shutters, Soffits, Trim and Roofs, and add:

A9.5 All roof color or material changes are subject to the ARC approval. If a home's roof is replaced with the same color and material, and application is not required.

By making this amendment, the application in question here would not require ARC approval, and the homeowner could proceed with getting it replaced.

**B. Completed final inspections.**

Tom:

1255-1

1256-2

1257-1

1258-1

1259-1

Barbara:

1260-1

1261-1

1263-1

1276-1

**C. Final Inspections were assigned as follows.**

Tom:

1254-1

1265-1

1266-1

Marice:  
1249-1  
1250-1  
1251-1  
1253-1

George:  
1267-1  
1268-1  
1269-1

Meeting adjourned at 7:20 pm

Next meeting Wednesday 05 September, 2012, the following members will not be present,  
George and Marice.

Submitted by:

Barbara Howell