

Architecture Review Committee
Minutes for Meeting: October 16, 2014

Attending Members: Sonja Benedict, Joe Gagnier, Joe Levenduski, Rick Seyler

Absent: Carolyn Edwards, Joey Langton

Board Representative: Terry Petze

Property Owners: Cheri and Ted Cherenzia

The meeting was called to order at 6:20pm by Joe Gagnier

Agenda was reviewed and approved as distributed.

Prior ARC Minutes of October 1, 2014 prepared by Rick Seyler were reviewed. Rick Seyler moved and Sonja Benedict seconded to approve minutes as distributed. (4-0)

New Business:

The Cherenzia's have initiated discussions about the possible purchase and consolidation of the lot adjacent to their property at 7506 Maclachlan Dr. They have gotten a waiver from George Emerson allowing purchase without an obligation to build a residential structure and have confirmed with Chesterfield County that the two lots can be consolidated into a single parcel of approx 2.5-3 acres. They reviewed their plan for the consolidated property which will include several projects requiring ARC oversight including:

- 1) fence enclosing the majority of the property at 7506 Maclachlan Dr behind their residence and landscape the rear portion among the existing treed portion
- 2) purchase the adjacent lot which adjoins Eastfair and consolidate into a single parcel
- 3) build an approx 40'x48' detached garage on the adjacent parcel with an extension of the existing driveway
- 4) build an inground swimming pool

The Cherenzia's intend to again meet with the committee at the November 5 meeting to further clarify specifics of their intent. They would like a written notification from the ARC approving the intent of their basic plan prior to initiating purchase of the adjacent lot.

Previously submitted applications:

1384-1 accessory building; J. Scott Havens; 7806 Duntrune Dr; documentation was updated and is now complete; Joe Levenduski moved and Sonja Benedict seconded to approve. Passed (4-0)

1387-1 fence; Cheri Cherenzia; 7506 Maclachlan Dr; Sonja Benedict moved and Joe Levenduski seconded to approve. Passed (4-0).

New Applications: box checked at 12:00 noon on 10/16/2014

1387-1 fence; Cheri Cherenzia; 7506 Maclachlan Dr; assigned to Joe Gagnier and Rick Seyler.

1388-1 stationary generator; TerryPetze; 12001 Sidlaw Hills Lane; assigned to Joe Levenduski and Sonja Benedict.

XXXX-1 tree removal; Nicholas D'Amario; 8607 Finstown Lane. The application cited imminent danger to the house. Joe Gagnier visited the property and confirmed the safety issue. Since danger to the house precludes ARC guidelines, no project is required.

Final Inspections completed:

1349-1 fence; 11412 Seaview Ct; Sonja Benedict moved and Joe Levenduski seconded to approve. Passed (4-0)

1355-1 fence; 12030 Dunnotar Dr; Sonja Benedict moved and Rick Seyler seconded to approve. Passed (4-0)

1382-1 driveway extension; 12413 Winstay Ln; Sonja Benedict moved and Joe Levenduski seconded to approve. Passed (4-0)

Final Inspection Assignments:

none

Other New Business:

Joe Gagnier reviewed the 2015 calendar and proposed the following dates for ARC meetings:

January 7 and 22; February 4 and 19; March 4 and 19; April 8 and 23; May 6 and 21, June 3 and 18; July 8 and 23; August 5 and 20; September 2 and 17; October 7 and 22; November 4 and 19; December 2 and 17. All attending committee members found these dates acceptable.

Joe Gagnier was approached by Scott Claus of the HOA Board asking for copies of the ARC minutes. Scott is to be included on the minutes distribution list at: sfc1@email.com

Old Business:

Terry Petze received a letter regarding mailbox post material alternatives. The author of the letter claims her wooden post only lasted several years and wondered if an alternative post material such as vinyl or similar material could be substituted. The committee reviewed section A18 Mailboxes and Appendix C of our guidelines. A18.1 does not include a materials specification nor does Appendix C. However, If an alternative material is to be used, it must be of the same design and must be capable of accepting and retaining the paint specified in Appendix C to insure a color match to the Highlands original post.

Adjournment: Sonja Benedict moved and Joe Levenduski seconded to adjourn at 6:50pm.

Next Meeting: November 5, 2014

Recorded and submitted: Rick Seyler