

Highlands Architectural Review Committee (ARC) Minutes May 2, 2018

1. Attendance: (Meeting called to order: 6:35 p.m.)
 - 1.1. Attending: Rick Seyler, Rich Potter and John Unkel
 - 1.2. Absent: Scott Birmingham, Kim Dembrosky, Cheryl Rivet and Bart Stewart
 - 1.3. Board Members: None
 - 1.4. Homeowners present: Larry Price
2. Review of Agenda: Completed
3. Review of Minutes for April 19, 2018: Rich moved; Rick seconded
4. Membership: None
5. Old Business:
 1. 1606-1 –conditional reapproval for patio instead of deck upon obtaining gas permit and investigating need for railing.
 - 1.1 11918 Europa Dr
 - 1.2 Steve Worrell
 - 1.3 Assigned Rick Seyler moved: Rich seconded to approve
 2. 1627-1 --fence
 - 2.1 8137 Sidlaw Hills Terr
 - 2.2 Ron & Ivy Bradley
 - 2.3 Assigned: Kim Dembrosky- on hold for additional information
 3. 1644-1 --replacement deck
 - 3.1 8300 Shagreen Ct
 - 3.2 Phillip & Bridgette Harrison
 - 3.3 Assigned: Rich moved; John seconded to approve
 4. 1645-1 --landscape/screen for trailer parking
 - 4.1 11451 Glendevon Rd
 - 4.2 Michael Logan
 - 4.3 Assigned: Cheryl Rivet –need more time
 5. 1646-1 –composite deck
 - 5.1 8213 Aldera Lane
 - 5.2 Margaret Hann
 - 5.3 Assigned: Rick moved; Rich seconded to approve
 6. 1647-1 --fence
 - 6.1 12600 Crathes Lane
 - 6.2 Robert & Dawn Butterworth
 - 6.3 Assigned: Rich Potter moved; Rick seconded to approve
 7. 1648-1&2 -- -1) driveway extension, -2) patio with 4ft wide sidewalk
 - 7.3 12600 Crathes Lane
 - 7.4 Robert & Dawn Butterworth
 - 7.5 Assigned: Rich Potter moved; Rick seconded to approve
 8. 1649-1 --pave driveway over gravel
 - 8.1 8600 Braystone Dr
 - 8.2 Rick & Lori Alderson
 - 8.3 Rick and Kim evaluated change
 - 8.4 Assigned: Rick Seyler moved; Rich seconded to approve

- 9. 1650-1 --replace wood deck with paver patio
 - 9.1 8600 Braystone Dr
 - 9.2 Rick & Lori Alderson
 - 9.3 Assigned: Rick Seyler moved; John seconded to approve
- 10. 1651-1 --replace paved drive with aggregate concrete
 - 10.1 8207 Ravenna Terr
 - 10.2 Larry & Brenda Price
 - 10.3 Rick and Cheryl evaluated change
 - 10.4 Assigned: Rich Potter moved; John seconded to approve
- 11, 1652-1 --tree removal
 - 11.1 8324 Kintail Dr
 - 11.2 Richard Burbank
 - 11.3 Assigned: needs more time
- 12. 1653-1 --tree removal
 - 12.1 7513 Maclachlan Dr
 - 12.2 Christopher Carter
 - 12.3 Assigned: Kim Dembrosky needs more time
- 13. 1654-1 --tree removal
 - 12.3.1 8318 Shagreen Ct
 - 12.3.2 Scott & Jennifer Miller
 - 12.3.3 Assigned: John moved; Rich seconded to approve
- 12.4 1655-1 --tree house
 - 12.4.1 8318 Shagreen Ct
 - 12.4.2 Scott & Jennifer Miller
 - 12.4.3 Assigned: Rick moved; Rich seconded to approve

6. New Project Business: (ARC Box checked 1:30 p.m. 5/1/18)

- 6.1. 1656-1 --playset
 - 6.1.a. 7431 Arabella Dr
 - 6.1.b. Riley Irving
 - 6.1.c. Assigned: Rich
- 6.2. 1657-1 --convert deck to screened porch and add additional open deck- need copy of building permit
 - 6.2.a. 12706 Dunrobin Ct
 - 6.2.b. Christopher & Gail Jackson
 - 6.2.c. Assigned: John

7. Finals Assigned Previously:

- 7.1. 1476 -1 thru 6 --1) bonus room, -2) driveway, -3) playset, -4) basketball hoop, -5) concrete stairs, -6) retaining wall
 - 7.1.a. 7813 Grampian Ct
 - 7.1.b. John & Heather Pettis
 - 7.1.c. Reassigned: Cheryl Rivet-need more time
- 7.2. 1489-1&2 --1) roof over patio and -2) landscaping
 - 7.2.a. 11231 Isadora Dr
 - 7.2.b. Sonja Benedict
 - 7.2.c. Assigned: Kim Dembrosky needs more time
- 7.3. 1498-1 --pool
 - 7.3.a. 11731 Burray Rd
 - 7.3.b. Otis & Lori Jarvis

- 7.3.c Assigned: Rich Potter –need more time
 - 7.4. 1519-1 --pool
 - 7.4.a. 7501 Maclachlan Dr
 - 7.4.b. John & Aileen Cason
 - 7.4.c. Assigned: Cheryl Rivet-needs more time
 - 7.5. 1638-1 --fence
 - 7.5.a. 11006 Aldera Place
 - 7.5.b. Mellissa Diersing
 - 7.5.c. Assigned: Rick seyler moved; Rich seconded to approve
- 8.New Finals Assigned

- 8.1. 1524-1 —paver patios
 - 5.1 8337 Sterling Cove Pl
 - 5.2 Bryan & Rhonda Wynn
 - 5.3 Assigned: Rich Potter
- 8.2. 1529-1&-2 —1)pool, -2) patio
 - 6.1 8300 Macandrew Terr
 - 6.2 David Muth
 - 6.3 Assigned: John Unkel
- 8.3. 1534-1 —accessory building
 - 7.1 12430 Wynnstay Ln
 - 7.2 Leslie & Linda Anderson
 - 7.3 Assigned: Rich Potter
- 8.4. 1537-1 —detached garage
 - 8.1 8343 Sterling Cove Pl
 - 8.2 William Briscoe
- 8.5 1595-1
 - 8.2.1 7424 Fowlis Pl
 - 8.2.2 Lance Sibley
 - 8.2.3 Assigned: Cheryl Rivet
- 8.6 1638-1 –fence – Same as 7.5
 - 8.2.4 11006 Aldera Place
 - 8.2.5 Mellissa Diersing
 - 8.2.6 Assigned: Rick seyler

9 Other New Business:

- 9.1 ?

10 Other Old Business:

The committee again addressed and discussed the solar panel regulations that are needed for the guidelines. The following are submitted for discussion and approval by the ARC Committee:

- 10.1 Solar Panel guideline proposals: Section A34
 - 10.1.1 “Pursuant to state law Senate Bill 222 passed during the 2014 Virginia General Assembly,” solar collection devices are allowed with the following conditions:
 - 1. Physical size/capacity: Solar collection devices shall be limited in size to not exceed current net metering code limitations. Generally devices of 12 kw or less are acceptable.

2. Placement: Any solar collection device shall not be located on the address street facing side of the house unless there is no other option to yield sufficient exposure to radiant energy or the solar collection device is an integral part of the house roof such that it provides weatherproofing to the structure below.
3. Design of the solar collection system must be in compliance with local building codes.
4. All connecting hardware (wires, piping, etc) shall be concealed as much as possible.
5. Storage devices connected to the solar collection devices shall not be visible from the address street and shall be visually screened from side streets and neighboring properties.
6. Mounting: When affixed to a building wall or roof the solar collection device shall be flush mounted generally parallel to the mounting surface (difference to not exceed 10degrees)

10.1.2 ?

11 Adjournment: 7:35 p.m.

12 Next Meeting: May 17, 2018 at 6:30 p.m.