

## **Highlands Architectural Review Committee (ARC) Revised Minutes: May 17, 2018**

1. Attendance: (Meeting called to order: 6:33 p.m.)
  1. Attending: Rick Seyler, Rich Potter, Scott Birmingham, Cheryl Rivet
  2. Absent: Kim Dembrosky, Bart Stewart
  3. Board Members :None
  4. Homeowners present: None
2. Review of Agenda: Completed
3. Review of Minutes for May 2, 2018: Cheryl moved; Scott seconded to approve the minutes of May 2 as amended. They were approved 5-0
4. Membership:
5. Old Business:
  1. 1627-1 --fence
    - 1.1. 8137 Sidlaw Hills Terr
    - 1.2. Ron & Ivy Bradley
    - 1.3. Assigned: Kim Dembrosky- on hold for additional information
  2. 1635-1 —detached garage
    - 2.1. 8300 Shagreen Ct
    - 2.2. Richard & Cindy Rood
    - 2.3. Assigned: Rich Potter; homeowner seeks re-approval for new location, Rich was given the folder to restart project.
  3. 1645-1 --landscape/screen for trailer parking
    - 3.1. 11451 Glendevon Rd
    - 3.2. Michael Logan
    - 3.3. Assigned: Cheryl Rivet moved; Rick seconded to approve with the condition that the association is satisfied with the improvements. Approved 5-0
  4. 1652-1 --tree removal
    - 4.1. 8324 Kintail Dr
    - 4.2. Richard Burbank
    - 4.3. Assigned: Scott Birmingham moved; \_\_\_seconded to approve- needs more time
  5. 1653-1 --tree removal
    - 5.1. 7513 Maclachlan Dr
    - 5.2. Christopher Carter
    - 5.3. Assigned: Kim Dembrosky; Rick moved; Scott seconded. Approved 5-0
  6. 1656-1 --Playground
    - 6.1. 7431 Arabella Dr
    - 6.2. Riley Irving
    - 6.3. Assigned: Rich Potter moved; Rick seconded. Approved 5-0
  7. 1657-1 --convert deck to screened porch and add additional deck
    - 7.1. 12706 Dunrobin Ct
    - 7.2. Christopher & Gail Jackson
    - 7.3. Assigned: John Unkel moved; Rich seconded. Approved 5-0
6. New Project Business: (ARC Box checked 12:30 p.m. 5/17/18)
  1. 1658-1 — garage
    - 1.1 7424 Arabella Dr
    - 1.2 David Hay
    - 1.3 Assigned: Cheryl
  2. 1659-1 —patio & walkway

- 2.1 8301 Aldera Ln
- 2.2 Stewart & Niala Cameron
- 2.3 Assigned: Scott
- 3. 1660-1 —accessory building
  - 3.1 10712 Macandrew Ln
  - 3.2 Mitchell & Lolita McCormick
  - 3.3 Assigned: Kim
- 4. 1661-1 —fence
  - 4.1 8018 Clancy Pl
  - 4.2 Pamela Cline & Ed Goskill
  - 4.3 Assigned: Rich
- 5. 1662-1 — detached garage
  - 5.1 7801 Duntrune Dr
  - 5.2 Spencer Reeves
  - 5.3 Assigned: Rick
- 6. 1663-1 —weather vane
  - 6.1 8019 Clancy Pl
  - 6.2 Henry & Laurie Cobb
  - 6.3 Assigned: Rich
- 7. 1664-1 —play set
  - 7.1 11918 Europa Dr
  - 7.2 Steve Worrell
  - 7.3 Assigned: Scott
- 8. 1665-1 —deck
  - 8.1 8401 Fedora Dr
  - 8.2 Tremayne & N'Jeri Johnson
  - 8.3 Assigned: Cheryl
- 7. Finals Assigned Previously
  - 1. 1476 -1 thru 6 --1) bonus room, -2) driveway, -3) playset, -4) basketball hoop, -5) concrete stairs, -6) retaining wall
    - 1.1 7813 Grampian Ct
    - 1.2 John & Heather Pettis
    - 1.3 Reassigned: Cheryl Rivet – Need file location
  - 2. 1489-1 & 2 —1) roof over patio; -2) landscaping
    - 2.1 11231 Isadora Dr
    - 2.2 Sonja Benediuct
    - 2.3 Assigned: Kim Dembrosky – more time needed
  - 3. 1498-1 --pool
    - 3.1 11731 Burray Rd
    - 3.2 Otis & Lori Jarvis
    - 3.3 Assigned: Rich Potter. Project completed as designed. Approved 5-0
  - 4. 1519-1 — pool
    - 4.1 7501 Maclachlan Dr
    - 4.2 John & Aileen Cason
    - 4.3 Assigned: Cheryl Rivet. Still awaiting county final approval
  - 5. 1524-1 —paver patios
    - 5.1 8337 Sterling Cove Pl
    - 5.2 Bryan & Rhonda Wynn
    - 5.3 Assigned: Rich Potter Project completed as designed. Approved 5-0
  - 6. 1529-1&-2 —1) pool, -2) patio
    - 6.1 8300 Macandrew Terr

- 6.2 David Muth
- 6.3 Assigned: John Unkel Project cancelled by owner. No future plans
- 7. 1534-1 —accessory building
  - 7.1 12430 Wynnstay Ln
  - 7.2 Leslie & Linda Anderson
  - 7.3 Assigned: Rich Potter More time needed
- 8. 1537-1 —detached garage
  - 8.1 8343 Sterling Cove Pl
  - 8.2 William Briscoe
  - 8.3 Assigned: Rich Potter More time needed
- 9. 1595-1 Deck
  - 9.1 7424 Fowlis Pl
  - 9.2 Lance Sibley
  - 9.3 Assigned: Cheryl Rivet, project completed as designed, file update needed
- 8. New Finals Assigned:
  - 1. 1625-1 screened porch and deck extension
    - 1.1 11006 Isadora Dr
    - 1.2 Patrick & Angela Bainter
    - 1.3 Assigned: Rick Seyler
  - 2. 1646-1 — deck
    - 2.1 8213 Aldera Ln
    - 2.2 Margaret Hann
    - 2.3 Assigned: Rick Seyler

9. Other New Business:

None

10. Other Old Business:

Discussion was on the table regarding the proposed solar panel regulations. Rich advised after speaking to Chesterfield County, that the County is having issues with the regulations. They are trying to review the state, county and HOA guidelines to come up with guidelines of their own. Since there are no County guidelines at this time the committee will proceed with their guidelines. The guidelines below are what the committee deems appropriate for The Highlands:

1. Solar Collection Devices guideline proposals to be recommended as section A34 to ARC Guidelines

“Pursuant to state law Senate Bill 222 passed during the 2014 Virginia General Assembly,” solar collection devices are allowed with the following conditions:

1.1 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.

1.2 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.

1.3 Design of the solar collection system must be in compliance with local building codes.

1.4 All connecting hardware (wires, piping, etc.) shall be concealed as much as possible. Hardware will be consistent with the home/trim color.

1.5 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.

1.6 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)

11. Adjournment: 7:55 p.m.

12. Next Meeting: June 6 at 6:30 p.m.