

Highlands Architectural Review Committee (ARC) Minutes July 11, 2018

1. Attendance: (Meeting called to order: 6:35 p.m.)
 1. Attending: Rich Potter, Rick Seyler, Kim Dembrosky, Scott Birmingham, Cheryl Rivet
 2. Absent: Bart Stewart, John Unkel
 3. Board Members: None
 4. Homeowners present: None
2. Review of Agenda: Accepted
3. Review of Minutes for June 21 2018: Rick moved; Kim seconded that the minutes be accepted with corrections, 1489, name capitalized, 1616 changed to kitchenette. Approved 5-0
4. Membership: None
5. Old Business:
 1. 1635-1 —detached garage
 - 1.1. 12712 Ballater
 - 1.2. Richard & Cindy Rood
 - 1.3. Assigned: Rich Potter; revised plans submitted and expanded under project. Garage remains approved, but site visit to view new placement. 1678 new project requiring another site visit. Rich assigned to both.
 2. 1663-1 —weather vane
 - 2.1 8019 Clancy Pl
 - 2.2 Henry & Laurie Cobb
 - 2.3 Assigned: Rich Potter moved; Rick seconded to approve. Vane will be placed on garage front. Approved 5-0
 3. 1670-1 —house addition with screened porch
 - 3.1 11743 Burray Rd
 - 3.2 Randall Tootle
 - 3.3 Assigned: Rick Seyler moved; Scott seconded to approve. Approved 5-0
 4. 1671-1 — fence
 - 4.1 8113 Clancy Ct
 - 4.2 Rhoda Raymond
 - 4.3 Assigned: Kim Dembrosky moved; Rick seconded; approved by e-ballot 6/27/18. Approved 6-0-1
 5. 1672-1 — wood deck
 - 5.1 8219 Aldera Ln
 - 5.2 Kerry Bunting
 - 5.3 Assigned: Scott Birmingham moved; Cheryl seconded to approve. Approved 5-0 with the condition the deck does not cover the septic tank. Owner advised.
 6. 1673-1 —pergola on existing patio
 - 6.1 8313 Minerva Ter
 - 6.2 Sean & Tonya Evans
 - 6.3 Assigned: Cheryl Rivet moved; Kim seconded to approve. Approved 5-0
 7. 1674-1 —screened porch
 - 7.1 11101 Kalliope Dr
 - 7.2 Conner Leftwich
 - 7.3 Assigned: Rich Potter moved; Rick seconded to approve. Approved 5-0 on condition that building permit is submitted.
 8. 1675-1 —solar collection system
 - 8.1 11112 Sterling Cove Dr
 - 8.2 Brian Sallerson

- 8.3 Assigned: Rick Seyler; project has been **cancelled by homeowner**
- 9. 1676-1 —fence
 - 9.1 8112 Braidstone Ter
 - 9.2 Charlie Stevenson
 - 9.3 Assigned: John Unkel; Rick moved Scott seconded to approve. Approved 5-0
- 6. New Project Business: (ARC Box checked 12:00 p.m 7/11/18)
 - 1. 1676-1 —fence
 - 1.1 8112 Braidstone Ter
 - 1.2 Charlie Stevenson
 - 1.3 Assigned: John Unkel – See # 9 above
 - 2. 1677-1—fence
 - 2.1 7412 Maclachlan Dr
 - 2.2 Lionel & Leah Blair
 - 2.3 Assigned: Kim Dembrosky
 - 3. 1678-1-3 —1) tree removal, -2) fence, -3) driveway wall
 - 3.1 12712 Ballater Pl
 - 3.2 Richard & Cindy Rood
 - 3.3 Assigned: Rich Potter
 - 4. 1679-1 — driveway paving- gravel to asphalt
 - 4.1 11311 Glendevon Rd
 - 4.2 William & Joan Wallace
 - 4.3 Assigned: Cheryl Rivet
 - 5. 1680-1 —pool
 - 5.1 11113 Sterling Cove Dr
 - 5.2 Jeff McKay
 - 5.3 Assigned: Scott Birmingham
- 7. Finals Assigned Previously
 - 1. 1462-1 — room addition
 - 1.1 8502 Glendevon Circle
 - 1.2 Scott Birmingham
 - 1.3 Assigned: Bart Stewart; Rick moved; Rich seconded to approve. Approved 4-0-1. Homeowner abstained
 - 2. 1476 -1 thru 6 --1) bonus room, -2) driveway, -3) playset, -4) basketball hoop, -5) concrete stairs, -6) retaining wall
 - 2.1 7813 Grampian Ct
 - 2.2 John & Heather Pettis
 - 2.3 Reassigned: Cheryl Rivet moved: Rick seconded to approve, Approved 5-0, final completed 11-1-2017.
 - 3. 1489-1 & 2 —1) roof over patio; -2) landscaping
 - 3.1 11231 Isadora Dr
 - 3.2 Sonja Benedict
 - 3.3 Reassigned: Rick Seyler; project **not undertaken-cancelled**
 - 4. 1519-1 — pool
 - 4.1 7501 Maclachlan Dr
 - 4.2 John & Aileen Cason
 - 4.3 Assigned: Cheryl Rivet – more time awaiting county approval
 - 5. 1544-1 — tree removal
 - 5.1 11307 Allerdice Terr
 - 5.2 Boston & Dana Mason
 - 5.3 Assigned: John Unkel; needs more time
 - 6. 1545-1 — tree removal

- 6.1 11143 Lyndenwood Dr
- 6.2 Richard Reeves
- 6.3 Assigned: John Unkel; needs more time
- 7. 1546-1,-2 —1) porch roof, -2) deck
 - 7.1 8425 Rockvalley Ln
 - 7.2 Vincent Sauderi
 - 7.3 Assigned: Kim Dembrosky – more time needed
- 8. 1547-1 — tree removal
 - 8.1 11313 Allerdice Ter
 - 8.2 Frederick Kuhm & Laura Lynn
 - 8.3 Assigned: John Unkel; Rick moved; Cheryl seconded to approve, Approved 5-0
- 9. 1549-1 — fence
 - 9.1 7601 Oban Dr
 - 9.2 Larry Hirsch
 - 9.3 Assigned: Rich Potter more time needed
- 10. 1550-1 —tree removal
 - 10.1 12007 Ravenna Dr
 - 10.2 Mark & Fiona McCormick
 - 10.3 Assigned: Rick Seyler moved; Rich seconded to approve, Approved 5-0
- 11. 1551-1 —accessory building
 - 11.1 8312 Minerva Ter
 - 11.2 Claude Burrell
 - 11.3 Assigned Rick Seyler moved; Kim seconded to approve, Approved 5-0
- 12. 1556-1 —tree removal
 - 12.1 11213 Isadora Dr
 - 12.2 James & Jane Pratt
 - 12.3 Assigned: Rick Seyler moved, Kim seconded to approve, Approved 5-0
- 13. 1559-1 —color change to replacement siding and shingles
 - 13.1 8218 Ravenna Ter
 - 13.2 Whitmel Rivet
 - 13.3 Assigned: Rick Seyler moved: Kim seconded to approve, Approved 4-0-1, homeowner abstained
- 14. 1595-1 — deck
 - 14.1 7424 Fowlis Pl
 - 14.2 Lance Sibley
 - 14.3 Assigned: Cheryl Rivet moved, Kim seconded, Approved 5-0
- 15. 1659-1 —concrete patio
 - 15.1 8301 Aldera Ln
 - 15.2 Stewart & Niala Cameron
 - 15.3 Assigned: Rick Seyler moved; Kim seconded to approve, Approved 5-0

8. New Finals Assigned:

- 1. 1550-1 —tree removal
 - 1.1 12007 Ravenna Dr
 - 1.2 Mark & Fiona McCormick
 - 1.3 Assigned: Rick Seyler. See number 10 above
- 2. 1551-1 —accessory building
 - 2.1 8312 Minerva Ter
 - 2.2 Claude Burrell

- 2.3 Assigned Rick Seyler. See #11 above
- 3. 1552-1 —tree removal
 - 3.1 8230 Seaview Dr
 - 3.2 Stan Burch
 - 3.3 Assigned: Scott Birmingham
- 4. 1556-1 —tree removal
 - 4.1 11213 Isadora Dr
 - 4.2 James & Jane Pratt
 - 4.3 Assigned: Rick Seyler, See #12 above
- 5. 1557-1 —Driveway extension
 - 5.1 7501 Maclachlan Dr
 - 5.2 John Cason
 - 5.3 Assigned: Rich Potter
- 6. 1559-1 —color change to replacement siding and shingles
 - 6.1 8218 Ravenna Ter
 - 6.2 Whitmel Rivet
 - 6.3 Assigned: Rick Seyler. See # 13 Above
- 7. 1561-1 —fence
 - 7.1 11112 Sterling Cove Dr
 - 7.2 Brian Sallerson
 - 7.3 Assigned: Cheryl Rivet
- 8. 1562-1 —tree removal
 - 8.1 11212 Kalliope Dr
 - 8.2 Abiodun & Cecilia Adekoya
 - 8.3 Assigned: Rich Potter
- 7. 1659-1 —concrete patio
 - 7.1 8301 Aldera Ln
 - 7.2 Stewart & Niala Cameron
 - 7.3 Assigned: Rick Seyler. See # 15 Above
- 9. Other New Business:
 - 1. None
- 10. Other Old Business:
 - 1. Revised Solar Collection Device A34 Guideline Section submitted to Board for approval and posting.
 - 2. Proposed revisions to Guidelines A11. Fences
 - A11.3 The formal or architectural fence shall be considered a design extension of the house, limited in area, and located directly behind the house. Appropriate architectural fences *shall consist of a minimum of 15% open area* including picket fences. “Live” fences, or hedges are acceptable.
 - A11.5 Chain link, barbed wire, wooden fences with metal poles, solid panel, lattice, and post & wire fences are prohibited and will not be approved. *Electrification of any fence regardless of type is strictly prohibited.*
 - A11.10 is deleted
 - A11.11 is renumbered to A11.10

The following changes to the ARC guidelines were discussed. Kim moved and Rich seconded these changes be approved. Approved 5-0.
- 11. Adjournment: 7:45 p.m.

12. Next Meeting: July 26 at 6:30 p.m.
Respectively submitted, Cheryl Rivet