

Highlands Architectural Review Committee (ARC) Minutes March 4, 2020

Attendance: (Meeting called to order @ 6:36 p.m.

Attending: Kim Dembrosky, Hans Pfitzer, Cheryl Rivet

Absent: Jason Dickerson, Rich Potter

Board Members: None

Homeowners present: Michelle Clark and Heather Sutton

1. Review of Agenda: Cheryl moved to approve, Hans seconded. Approved 3-0
2. Review of Minutes for February 20, 2020 Kim moved to accept with revisions, Hans seconded. Approved 3-0
3. Membership: Heather Sutton and Michelle Clark are interested in becoming members of the committee.

5. Old Business:

1. 1828-1 driveway extension
 - *11813 Fedora Pl
 - *Thomas Bonacquisti
 - *Assigned: Cheryl Rivet moved to approve, Hans seconded.
 - Approved 3-0
2. 1829-1 fence -closed 3/2/20.
 - *8025 Clancy Pl
 - *Crista Galvin & Horace Hall
 - *Assigned: Kim Dembrosky moved to approve with variance to bring the fence forward of the rear plane of the home due to septic tank covers.
 - Cheryl seconded. Approved 3-0

Cheryl

3. 1830-1&2 deck plus screened covered porch
 - *11907 Europa Dr
 - *Todd & Joan Roush
 - *Assigned: Hans Pfitzer moved to approve on the condition there were no shakes on the project, unless the home has shakes on exterior. Also on the condition the roof pitch match the home unless it was impossible to get that roof pitch due to attaching the porch roof to the home roof. Piers to be all wood or all brick. Cheryl seconded. Approved 3-0 See Attached.
4. 1831-1 generator
 - *8306 Sterling Cove Pl
 - *Lawrence Dobie
 - *Assigned: Kim Dembrosky moved to approve with the condition if it is moved from the current applied location, must have screening to hide it. Also must have a copy of the permit. Cheryl seconded.
 - Approved 3-0
5. 1833-1 accessory building
 - *8401 Kalliope Pl
 - *Adam Berry (buyer) & Edna Perry (seller) joint application
 - *Assigned: Kim Dembrosky moved to approve and allow the removal of two pine trees. Cheryl seconded. Approved 3-0
6. 1834-1 fence

**7419 Rosemead Ln

*Alison Conners

*Assigned: Kim Dembrosky moved to accept on the condition a copy of the permit (if required) is submitted to the ARC prior to installation. Cheryl seconded. Approved 3-0

6. New Project Business: (ARC Box checked 3/4/20 @ 11:30am.)

1. 1834-1 fence

*7419 Rosemead Ln

*Alison Conners

*Assigned: Kim Dembrosky-see 5.6 above

2. 1835 1&2 screen porch on existing deck and add new deck area

*12413 Duntrune Ct

*Ronnie & Cindy Robinson

*Assigned: Hans Pfitzer, reassigned to Jason Dickerson

3. 1836-1 fence

*12436 Wynnstay Ln

*Alec Hagerman

*Assigned: Kim Dembrosky Closing 3/5/20.

4. 1837-1 fence

*8318 Calypso Ln

*James & Darlene Siegel

*Assigned: Cheryl Rivet

5. 1838-1 fence

*11519 Lylwood Ln

*Jerry Clemmer

*Assigned: Kim Dembrosky tentative closing 3rd week in March

6. 1839-1 fenced garden

*8012 Black Isle Ct

*Paola & Jack Dipietro

*Assigned: Kim Dembrosky

7. 1840-1 shed roof over existing deck

*11907 Dunvegan Ct

*Mark & Sherry Mitchell

*Assigned: Hans Pfitzer, reassigned to Jason Dickerson

8. 1841-1 accessory building/shed

*8300 McKibben Dr

*Kenneth & Marco Korba

*Assigned: Jason Dickerson

7. Finals Assigned Previously:

1. 1717-1 solar collection system

*12600 Erinton Ct

*Minesh Gajjar

*Assigned: Rich Potter / Reassigned to Kim Dembrosky. Permit has been received. Kim moved, Hans seconded to approve. Approved

3-0

2. 1727-1 hardscaping, firepit, hot tub, landscaping, generator pad
 - *12813 Abernathy Ln
 - *Jeff & Pam Hahn
 - *Assigned: Kim Dembrosky-current project does not meet regulations. Cheryl Rivet and Kim Dembrosky met with the homeowners who will make the required changes to the project to bring it into compliance. They were unaware the modifications they made put them into non-compliance. More time needed for homeowner to get with the landscaper.
3. 1733-1 covered deck
 - *7512 Dunollie Dr
 - *Carlton Varnell
 - *Assigned: Kim Dembrosky moved, Hans seconded. Approved 3-0
4. 1738 1,2,3 pavillion,shed & patio
 - *7419 Dunollie Dr
 - *Shurland Murren
 - *Assigned: Cheryl Rivet More time needed
5. 1742-1 tree removal and tree planting
 - *8519 Brechin Ln
 - *Michael Beavers
 - *Assigned: Jason Dickerson More time needed
6. 1745-1 landscape rock in culvert area
 - *8218 Macandrew Pl
 - *Kyle Evan Doughty
 - *Assigned: Jason Dickerson More time needed
7. 1751-1&2 Landscaping and paver patio
 - *8243 Fedora Dr
 - *Jason & Kimberly Kozeniesky
 - *Assigned: Hans Pfitzer More time needed
8. 1752-1 deck
 - *8301 Fedora Dr
 - *Reginald Bagby (applicant previous owner) Terri Hammock new owner. *Assigned: Kim Dembrosky Previously failed project as applicant, previous owner, did not initiate final review from ARC prior to home sale. New homeowner now has the final permit from the county. Kim moved to approve, Cheryl seconded. Approved 3-0
9. 1755-1 driveway extension
 - *12700 Dunrobin Ct
 - *Robert Chapman
 - *Assigned: Hans Pfitzer More Time needed
10. 1757-1&2 fence & accessory building
 - *8301 Fedora Dr

*Reginald Bagby (applicant previous owner) Terri Hammock new owner

*Assigned: Kim Dembrosky. Previously failed project as applicant, previous owner, did not initiate final review from ARC prior to home sale. Kim moved to approve, Cheryl seconded. Approved 3-0

11. 1765-1 accessory building with the removal of 4 trees

*11200 Isadora Dr

*Juan Romero

*Assigned: Cheryl Rivet More time needed

12. 1766-1 patio

*8431 Fedora Dr

*Danielle Frazier

*Assigned: Kim Dembrosky moved to approve. Hans seconded.

Approved 3-0

13. 1791-1 shed

*11813 Fedora Pl

*Thomas P. Bonacquisti

*Assigned: Cheryl Rivet-requesting a variance to paint doors white instead of the color of their doors since it faces the same direction as the white garage doors. More time needed

14. 1795-1 paver walkway

*8306 Sterling Cove Pl

*Lawrence Dobie

*Assigned: Kim Dembrosky moved to approve, Hans seconded,

Approved 3-0

15. 1812-1 wall

*8333 Capernwray Dr

*John Berube

*Project was denied by ARC. Homeowner asked to retain the portion of wall already built and incorporate it into a landscape bed. Chairman requested homeowner to submit an application for the project. Email was sent to the homeowner 2/10/20. Homeowner challenged need to submit an application to ARC. Application was again requested from the homeowner. No response received to date. Kim moved to fail the project and refer to the board. Cheryl seconded. Approved 3-0

16. 1818-1 fence

*12837 Killycrom Dr

*Jeffrey Point

*Assigned: Kim Dembrosky-homeowner installed fence with gate style inconsistent with ARC approval. Email sent to homeowner 2/23/2020. Homeowner changed the gates as requested. Kim moved to accept the fence project with the new gates. Hans seconded. Approved 3-0

12. New Finals Assigned:

1. 1766-1 patio
 - *8431 Fedora Dr
 - *Danielle Frazier
 - *Assigned: Kim Dembrosky-see 7.12above

9. Other New Business:

1. Please focus on details during final inspections. Siding on sheds must match color, size and style of siding on house. Confirm placement of sheds, garages and others are in compliance. For deck extensions, be sure extension is of same material and if brick piers are present on existing deck that extension also has brick piers. Extensions should match the existing deck.

10. Old Business:

1. Heather Sutton requested to join the committee for a three year appointment.. Kim moved, Hans seconded to approve moving her name to the board for approval Approved 3-0

11. Member Voice: None

12. Adjournment: Hans moved to adjourn, Cheryl seconded. Approved 3-0. The meeting was adjourned 7:53 p.m.

13. Next Meeting: March 19, 2020 at 6:30 p.m. @ the snack bar in the lower level of the Highlands Clubhouse 8136 Highlands Glen Dr.

Respectively Submitted,

Cheryl Rivet