

Highlands Architectural Review Committee (ARC) Final Minutes July 1, 2020

Attendance: Meeting called to order @ 6:32 p.m.

Attending: Michelle Clark, Kim Dembrosky, Jason Dickerson, Cheryl Rivet, Heather Sutton, Hans Pfitzer

Absent: Rich Potter

Board Members: None

Homeowners present: None

2. Review of Agenda: Cheryl Rivet moved to approve, Jason Dickerson seconded. Approved 6-0
3. Review of Minutes for June 18, 2020. Kim Dembrosky moved to accept the minutes with the revisions discussed. Jason Dickerson seconded. Approved 6-0
4. Membership: Pam Hauck could not be at this meeting, plans to make the next one.
5. Old Business:
 1. 1884-1 fence
 - *8431 Fedora Dr
 - *Danielle Frazier
 - *Assigned: Cheryl Rivet moved to approve, Michelle Clark seconded. Approved 6-0
 2. 1885-1 tree removal
 - *12607 Capernwray Terr
 - *Lynnette Johnson
 - *Assigned: Jason Dickerson moved to approve, Cheryl Rivet seconded, Approved 6-0
 3. 1887-1 pool
 - *11701 Burray Rd
 - *Allen & Lisa Holt
 - *Assigned: Kim Dembrosky-homeowner resubmitted previously approved project #1786-1 which is cancelled-project not started within 6 month approval period. Kim Dembrosky moved to approve with the condition we receive permits prior to construction and the homeowner may removed one large tree if necessary. Cheryl Rivet seconded. Approved 6-0
 4. 1888-1 patio-
 - *7601 Dunollie Dr
 - *Selwyn Walker
 - *Assigned: Cheryl Rivet e-ballot 6/18/20 approved 6-0. Motion to confirm e-ballot made by Cheryl Rivet seconded by Kim Dembrosky. Approved 6-0
 5. 1889-1 accessory building
 - *12001 Sidlaw Hills Ln
 - *Jeff and Pam Cree
 - *Assigned: Kim Dembrosky More time needed by homeowner
 6. 1890-1 deck-removal and enlargement of new

*11400 Lylwood Ln
 *Christopher Lovato
 *Assigned: Hans Pfitzer moved to approve on condition permits received prior to construction. Heather Sutton seconded.
 are re
 Approved 6-0

7. 1891-1 accessory building
 *11831 Dunnottar Ter
 *Willie Crew III
 *Assigned: Cheryl Rivet moved to approve with the condition the roof pitch is 8/12 pitch. Jason Dickerson seconded. Approved 6-0

8. 1892-1 screened in porch
 *7813 Duntrune Dr
 *Emmett & Cynthia Smith
 *Assigned: Heather Sutton moved to approve with condition the pillars are brick and all permits received prior to construction. Approved 6-0

9. 1893-1 inground pool
 *11418 Braidstone Ln
 *Karen Verdisco
 *Assigned: Kim Dembrosky moved to approve with the condition the per mits are received prior to construction. Cheryl Rivet seconded. Approved 6-0

10. 1894-1 fence
 *8124 Fedora Dr
 *Justin Garrette
 *Assigned: Hans Pfitzer moved to approve, Heather Sutton seconded. Approved 6-0

11. 1895-1 deck expansion with 3 season room
 *7412 Maclachlan Dr
 *Lionel and Leah Blair
 *Assigned: Kim Dembrosky moved to approve, Cheryl Rivet seconded. Approved 6-0

12. 1896-1 deck *revised to just be stairs from screened porch to ground*
 *11007 Thetis Pl
 *Terrnce & Shaneeca Williams
 *Assigned: Heather Sutton moved to approve with the conditions: brick pillars and building permit is received prior to construction.

6. New Project Business: (ARC Box checked 6/30/20 @ 5:30 PM)

1. 1898-1 fence
 *12713 Ballater Pl
 *Donna Jenkins
 *Assigned: Cheryl Rivet
2. 1899-1 shed

- *12613 Erinton Ct
 - *Tyler Gibson
 - *Assigned: Kim Dembrosky
 - 3. 1900-1 stamped concrete patio
 - *11813 Fedora Pl
 - *Thomas Bonacquisti
 - *Assigned: Heather Sutton Patio project was completed without ARC approval. Will be assigned final review with two ARC members required for final review. see 8.13
 - 4. 1901-1 covered porch
 - *8307 Fedora Dr
 - *Jeremy Rudd
 - *Assigned: Cheryl Rivet
 - Project application is not complete, needs measurements and plot plan.
 - 5. 1902-1&2 patio & pavilion
 - *12618 Capernwray Terr
 - *Jamar Hicks
 - *Assigned: Jason Dickerson Patio installed without ARC approval and is forward of rear plane of the home.
7. Finals Assigned Previously:
- 1. 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. 4/10/20 ARC e-ballot to approve landscape plan to address non-compliance. Project compliance in process -waiting for brick yard to open for smaller quantities after coronavirus. More time needed
 - 2. 1738 1,2,3 pavillion,shed & patio
 - *7419 Dunollie Dr
 - *Shurland Murren
 - *Assigned: Cheryl Rivet More time needed
 - 3. 1821-1 fence
 - *7400 Maclachlan Dr
 - *Carolyn Stuart
 - *Assigned: Rich Potter – Reassigned to Cheryl Rivet
 - 4. 1840-1 shed roof over deck
 - *11907 Dunvegan Ct
 - *Mark & Sherry Mitchell
 - *Assigned: Rich Potter – Reassigned to Kim Dembrosky

5. 1848-1 swingset expansion
 - *11806 Fedora Pl
 - *Jason Pentecost
 - *Assigned: Jason Dickerson moved to approve, Cheryl Rivet seconded. Approved 6-0
6. 1850-1 removal of outdoor kitchen and replace with patio stones
 - *8318 Calypso Ln
 - *Darlene and James Siegel
 - *Assigned: Cheryl Rivet moved to approve, Kim Dembrosky seconded. Approved 6-0
7. 1857-1 fence
 - *12607 Grampian Ln
 - *Gregory and Pamela Hauck
 - *Assigned: Jason Dickerson moved to approve Kim Dembrosky seconded, Approved 6-0
8. 1863-1 landscaping
 - *8019 Lake Margaret Pl
 - *Patricia Owens & Nevia Cashwell
 - *Assigned Heather moved to approve, Kim Dembrosky seconded. Approved 6-0
8. New Finals Assigned:
 1. 1715-1&2 swimming pool
 - *12824 Crathes Ln
 - *Mark E Camporini
 - *Assigned: Cheryl Rivet w/1743-1
 2. 1743-1 retaining wall
 - *12824 Crathes Ln
 - *Mark Camporini
 - *Assigned: Cheryl Rivet w/1815-1&2
 3. 1759-1 fence
 - *8630 Finstown Ln
 - *Bill & Eileen Conley
 - *Assigned: Hans Pfitzer
 4. 1760-1,2,3 patio, hot tub and accessory building
 - *8012 Clancy Pl
 - *Latricia Wells
 - *Assigned: Hans Pfitzer
 5. 1762-1,2,3 hardscape, fence and driveway extension
 - *11763 Burray Rd
 - *Randall Tootle
 - *Assigned: Hans Pfitzer
 6. 1764-1 deck
 - *8313 Fedora Dr
 - *Anton Shaw
 - *Assigned: Hans Pfitzer 7/1/20 requested permit & final via email.
 7. 1767-1 inground pool

- *12012 Amara Dr
- *James Phelps
- *Assigned: Hans Pfitzer
- 8. 1769-1 tree removal
 - *11173 Lyndenwood Dr
 - *Robert Lee
 - *Assigned: Michelle Clark
- 9. 1770-1 fence
 - *8208 MacAndrew Ct
 - *Crystal Dudley
 - *Assigned: Jason Dickerson
- 10. 1772-1&2 inground pool with hardscape
 - *12501 Capernwray Ct
 - *Ronald & Koral Bradley
 - *Assigned: Kim Dembrosky
- 11. 1796-1 swimming pool
 - *7437 Maclachlan Dr
 - *Israel Gonzalez
 - *Assigned: Kim Dembrosky
- 12. 1864-1 fence
 - *10807 MacAndrew Ln
 - *C. Scott Thackston
 - *Assigned: Jason Dickerson
- : 13. 1900-1 stamped concrete patio
 - *11813 Fedora Pl
 - *Thomas Bonacquisti
 - *Assigned: Heather Sutton 2 ARC members required for final review. Project completed without ARC approval.

9. Other New Business:

1. Discussion for reviewing regulations-hot tub specific guidelines, add language for LM age restricted properties (fences, landscape-Lake Margaret place, Lake Margaret Terrace, Clancey Place, Clancey Court and Lake Margaret Drive). The committee will review the guidelines and bring any questions or suggesstions back for discussion. Any updates the committee feels need to be revised will be sent to the board for approval.

10. Old Business:

1. mail boxes at Lake Margaret. Martha reports these are temporary boxes.
2. Auto response for Chairman ARC email.

11. Member Voice:None

12. Adjournment: Cheryl Rivet moved to adjourn, Hans Pfitzer seconded.

Approved 6-0 Meeting adjourned 7:57 p.m.

13. Next Meeting: July 16, 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