

Highlands Architectural Review Committee (ARC) Minutes September 17, 2020

Attendance: Meeting called to order @ 6:31 p.m.

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

Absent: Rich Potter

Board Members: None

Homeowners present: Richard Booker, Martin Blake, Charles Clark

2. Review of Agenda: Cheryl moved to approve, Heather Sutton seconded
Approved 6-0

3. Review of Minutes for September 2, 2020. Will be confirmed on October 7, 2020

4. Membership: No response on Rich Potter's position.

5. 5.Old Business:

Project 1917 was taken out of order to allow Mr. Blake to present his position on his project. The board took his comments into consideration and advised Mr. Blake of the ARC guidelines and procedures. Kim Dembrosky moved to deny the trees along the front of the yard, allowing the tree next to the driveway to remain, giving homeowner six months to complete the removal. Cheryl Rivet seconded the motion. The motion was approved 4-2

Project 1937 was taken out of order to allow Mr. Booker to present his project. Jason Dickerson moved to approve with the condition the building and electrical permits are received prior to construction, Michelle Clark seconded, Approved 6-0

- 1911-1 fence
 - *8113 Fedora Dr
 - *James & Ashlee Turner
 - *Assigned: Michelle Clark-original variance was granted for 6' forward of the rear plane of the home. Actual measurement is 27'. Michelle Clark moved to approve the additions footage due to the topography of the lot. Cheryl Rivet seconded. Approved 6-0

2. 1917-1 plant trees

*8037 Clancy Pl

*Martin & Lynda Blake

*Assigned: Kim Dembrosky Project completed without ARC

approval See notes above, Project denied, See above.

3. 1918-1 fence

*8307 Fedora Dr

*Jeremy Rudd

*Assigned: Cheryl Rivet Project completed without ARC approval and fence is non-compliant-application date 7/27/20. Cheryl Rivet moved the deny the project. Hans Pfitzer seconded. Denied 5-1

4. 1933-1 fence

- *7807 Grampian Ct
- *Fred & Jeanett Lamb
- *Assigned: Michelle Clark moved to approve a 48" three rail fence with a 34' variance forward of the rear plane of the home to allow for basement doors, HVAC and generator.. Kim Dembrosky seconded. Approved 6-0
- 5. 1935-1 patio, walkway, retaining wall, sitting wall
 - *8212 Ravenna Ter
 - *William & Crystal Norris
 - *Assigned: Kim Dembrosky-project modified after initial "approval to proceed". Project now includes walkway from the driveway to the patio and deck stairs as well as a retaining wall, sitting wall and landscape plan. Kim Dembrosky moved to approve the modified project, Cheryl Rivet seconded. Approved 6-0
- 6. 1937-1 addition
 - *11413 Fair Isle Dr
 - *Richard Booker
 - *Assigned: Jason Dickerson See notes above, Project approved.
- 7. 1939-1 driveway extension (tree removal and moving basketball hoop)
 - *7418 Maclachlan Dr
 - *Steve New
 - *Assigned: Michelle Clark moved to approve, Heather Sutton seconded. Approved 6-0
- 8. 1940-1 hardscape and landscape
 - *12001 Sidlaw Hills Ln
 - *Jeff and Pam Cree
 - *Assigned: Cheryl Rivet, More time needed.
- 9. 1942-1 fireplace and pavilion
 - *8154 Galatea Pl
 - *Luis and Elisa Sanchez
 - *Assigned: Heather Sutton moved to approve with the condition that the pavilion will be screened with deciduous plantings at least 4ft tall at time of planting and the county approves the location to ensure it is not in an easement area.. Michelle Clark seconded. Approved 6-0
- 10. 1943-1 tree removal
 - *8513 Covina Ct
 - *Trevor King
 - *Assigned: Jason Dickerson moved to approve, Michelle Clark seconded. Approved 6-0
- 11. 1946-1 fire pit
 - *8131 Galatea Pl
 - *James & Amanda Squires
 - *Assigned: Heather Sutton moved to approve. Michelle Clark seconded. Approved 6-0
- 12. 1948-1 deck expansion

*8131 Galatea Pl
*James & Amanda Squires
*Assigned: Heather Sutton and Michelle discussed this project when on site visit for project #1946-1 at the same home. Heather Sutton moved to approve with the condition we receive the building permit., Michelle seconded. Approved 6-0

6. New Project Business: (ARC Box checked 9/15/20 @ 6:30 PM)

- 1947-1&2 tree removal & generator installation
 - *11007 Thetis Pl
 - *Terrence Williams
 - *Assigned: Cheryl Rivet
- 2. 1948-1 deck expansion
 - *8131 Galatea Pl
 - *James & Amanda Squires
 - *Assigned: Heather Sutton see 5.12
above-Heather and Michelle discussed this project when on site visit for project #1946-1 at the same home.
- 3. 1949-1 tree removal
 - *11912 Culloden Ln
 - *Garat & Brianna Shick
 - *Assigned: Jason Dickerson
- 4. 1950-1 Tree removal
 - *11831 Dunnottar Ter
 - *Willie Crew III
 - *Assigned: Cheryl Rivet had previous site visit, moved to approve, Michelle Clark seconded. Approved 6-0
- 5. 1951-1 swimming pool
 - *8206 Sterling Cove Ter
 - *Vincent & Robbin Stewart
 - *Assigned: Michelle Clark
- 6. 1952-1 screen porch on existing deck
 - *7431 Arabella Dr
 - *Riley and Lisa Irving
 - *Assigned: Heather Sutton
- 7. 1953-1 solar panels with attic fan
 - *8213 Fedora Dr
 - *Heather Sutton & Steven Presley
 - *Assigned: Hans Pfitzer
- 8. 1954-1 firepit
 - *8207 Ravenna Ter
 - *Larry & Brenda Price
 - *Assigned: Kim Dembrosky

7. Finals Assigned Previously:

- 1. 1759-1 fence
 - *8630 Finstown Ln

- *Bill & Eileen Conley
 *Assigned: Hans Pfitzer moved to approve, Cheryl Rivet
 seconded. Ap proved 6-0
2. 1760-1,2,3 patio, hot tub and accessory building
 *8012 Clancy Pl
 *Latricia Wells
 *Assigned: Hans Pfitzer More time needed
 3. 1764-1 deck
 *8313 Fedora Dr
 *Anton Shaw
 *Assigned: 7/1/20 requested permit & final via email- Hans Pfitzer
 More time needed
 4. 1767-1 inground pool
 *12012 Amara Dr
 *James Phelps
 *Assigned: Hans Pfitzer No response from homeowner, more time
 needed
 5. 1772-1&2 inground pool with hardscape
 *12501 Capernwray Ct
 *Ronald & Koral Bradley
 *Assigned: Kim Dembrosky-more time requested. Homeowner
 does not yet have final county permit.
 6. 1775-1 fence
 *8019 Clancy Pl
 * Henry & Laurie Cobb
 *Assigned: Kim Dembrosky moved to approve. Cheryl Rivet
 seconded Approved 6-0
 7. 1779-1 porch board replacement
 *11500 Lylwood Ln
 *Jeff Trimble
 *Assigned: Cheryl Rivet Moved to approve, Kim Dembrosky
 seconded. Approved 6-0
 8. 1781-1 deck replacement and expansion
 *11143 Lyndenwood Dr
 *Richard & Michelle Reeves
 *Assigned: Hans Pfitzer moved to approve, Kim Dembrosky
 seconded. Approved 6-0
 9. 1782-1,2,3 landscaping, gazebo and shed
 *12012 Amara Dr
 *James Phelps
 *Assigned: Hans Pfitzer More time needed
 10. 1784-1 fence
 *11300 Glendevon Rd
 *Jason & Savannah Butler
 *Assigned: Heather Sutton moved to approve, Cheryl Rivet
 seconded. Ap proved 6-0

11. 1785-1 bulkhead
 *8412 Kintail Dr
 *Robert Riggs
 *Assigned: Cheryl Rivet moved the approve Michelle Clark
 seconded. Ap proved 6-0
12. 1790-1 garage, driveway extension and 1 tree removal
 *12006 Amara Dr
 *Steve & Georgette Lee
 *Assigned: Jason Dickerson moved to approve, Cheryl Rivet
 seconded. Approved 6-0
13. 1793-1 accessory building
 *11113 Lyndenwood Dr
 *William Parker
 *Assigned: Jason Dickerson moved to approve, Heather Sutton
 seconded. .Approved 6-0
14. 1794-1 fence
 *11412 Braidstone Ln
 *James & Julie Profita
 *Assigned: Michelle Clark moved to approve. Jason Dickerson
 seconded
 Approved 6-0
15. 1800-1 fence, tree removal, landscape
 *8530 Glendevon Dr
 *Justin & Sarah Vanlandingham
 *Assigned: Heather Sutton moved to approve, Hans Pfitzer
 seconded. Approved 6-0
16. 1801-1 fence
 *7524 Dunollie Dr
 *Brian & Allison Rouse
 *Assigned: Kim Dembrosky moved to approve, Cheryl Rivet
 seconded. Approved 6-0
17. 1834-1 pool barrier fence
 *7419 Rosemead Ln
 *Alison Connors
 *Assigned: Cheryl Rivet-final review failed. Homeowner
 requesting additional consideration to bring fence into compliance.
 Cheryl Rivet moved to approve homeowners request to provide
 land fill and landscaping around the fence to bring the fence to 48”
 from the ground. Michelle Clark seconded. Approved 6-0
18. 1855-1 fence
 *11807 Dunnottar Ter
 *Doug & Julie Pond
 *Assigned: Michelle Clark moved to approve, Heather Sutton
 seconded. Approved 6-0
19. 1860-1 tree planting
 *8610 Glendevon Ct

*Garry & Renee Knights
*Assigned: Heather Sutton moved to approve, Kim Dembrosky
seconded. Approved 6-0

2. New Finals Assigned:

- 1802-1 detached garage and driveway extension
 - *10700 Sterling Cove Dr
 - *Kaitlyn Kolster & Ariel Mejia
 - *Assigned: Cheryl Rivet
- 2. 1803-1&2 deck and tree planting
 - *11006 Thetis Pl
 - *Jean Terry Brown
 - *Assigned: Cheryl Rivet
- 3. 1804-1 swingset & tree removal
 - *8219 Fedora Dr
 - *Danielle Brand
 - *Assigned: Hans Pfitzer
- 4. 1806-1 paver patio
 - *7606 Dunollie Dr
 - *Jonathan Dossie
 - *Assigned: Kim Dembrosky
- 5. 1807-1 fence
 - *11206 Kalliope Dr
 - *Dawn Wade
 - *Assigned: Jason Dickerson
- 6. 1808-1 fence
 - *7413 Rosemead Ln
 - *Charles & Katherine Connolly
 - *Assigned: Kim Dembrosky
- 7. 1809-1 screened in room with deck
 - *12006 Amara Dr
 - *Steve & Georgette Lee
 - *Assigned: Jason Dickerson
- 8. 1810-1 3 season room
 - *12313 Wynnstay Ln
 - *D. Cooper Beverley-Meise
 - *Assigned: Michelle Clark
- 9. 1830-1&2 screened in porch with decks
 - *11907 Europa Dr
 - *Todd & Joan Roush
 - *Assigned: **homeowner requested final review** Hans Pfitzer
- 1882-1 paver patio with fire pit
 - *12824 Killycrom Dr
 - *Richard Eissler
 - *Assigned: **homeowner requested final review** Heather Sutton
- 1903-1 fence

*8313 McKibben Dr
*Donald & Kimberly Stocks
*Assigned: **homeowner requested final review** Michelle Clark

12.. 1921-1 fence

*11519 Lylwood Ln
*Jerry Clemmer
*Assigned: **homeowner requested final review** Heather Sutton

9. Other New Business:

1. Roberts Rules of Order & Property owners Association Act. Hans Pfitzer proposed that we move the project, second, discussion if any and then vote to save time. Martha will be contacted to see if "Smart Wise" option meets the public meeting requirement.
2. Solar Panel law change/regulations update. No need to update ARC regulations, just refer to the laws governing Solar Panels. We should have a copy for our use.
3. Motion to reconsider previously approved motion for 54" fence height limited to only the 3-rail aluminum or wrought iron fence. Kim Dembrosky moved to reconsider the previous motion for the 54" height limited to only the 3 rail aluminum or wrought iron fence. Cheryl Rivet seconded. Discussion was taken. Motion denied 2-4
4. Martha is going to have the attorneys send a letter to the fence companies asking them to follow our guidelines on fencing.

10. Old 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). Any new additions will have to be added to the index.
2. Revision of A11. Fences to include Lake Margaret specific information. review regulations for outdoor fire places and firepits. Page 6 of appendix A "X" in column for permit needed but not listed in A34. clarify regulations to state no mixed fence styles on an individual property Kim asked the committee to look over the suggestions and make notes for the next meeting.

11. Member Voice: None

12. Adjournment: Cheryl Rivet moved to adjourn, Heather Sutton seconded.

Approved 6-0. Meeting was adjourned 8:41 pm

13. Next Meeting: October 7, 2020 at 6:30 p.m. @ the snack bar in the lower level of the Highlands Clubhouse 8136 Highlands Glen Dr.