

**Prairie Crossing
Architectural Review Committee**

April 25, 2024

Meeting Minutes

Victoria Post Ranney Library, Wright Schoolhouse, PCCS

I. Call to Order

Chair Rolfsen called the meeting to order at 7:08 p.m.

II. Roll Call

Present: Chair Leif Rolfsen and Members Steve Sennott, Rick Cummisford, Frank Mynard, and Kathy Hicks; Board President Persephone Nerge

Homeowners: Gwen Ricchio and Ken Jordan

III. Homeowner Forum

Gwen Ricchio and Ken Jordan presented their requests and answered questions.

IV. Previous Minutes

A MOTION was made by Member Mynard to approve the April 21, 2024, minutes. Chair Rolfsen seconded. Motion carried 5-0.

V. ARC Working Agreement

1. We value open dialog. We will listen actively, fully, and with respect.
2. We value respectful discourse. We will speak with thoughtful intention.
3. We value the principles upon which the community was founded. We seek to educate and support homeowners with their projects, within the Guidelines.

VI. Old Business

VII. New Business

Guidelines Revision

Per the Board's instructions, the ARC will propose a new revision, with the following parameters:

- *Restructure the 2018 document for clarity and simplicity.*
- *Make all necessary factual updates, for example 1) the name and contact information of the management company, 2) the contact information for the ARC, and any other similar items.*
- *Recommend minimal other updates only if necessary to clarify and simplify based on the restructuring or factual changes.*
- *This revision will not include substantive changes that result in new rules.*
- *Submit a fully redlined revision to the board for review by May 7th (2 months).*

The board and the ARC follow the process outlined in Section 1.06 of the 7th Revision of the PCHOA Association Guidelines, dated 12/06/2018.

The ARC reviewed the ARC Request Form and made suggested edits to keep it in alignment with the current Guidelines revision. Chair Rolfsen will input the changes agreed upon and will share the draft with ARC members via email. ARC members should review the Guidelines redline and Request Form drafts ASAP and make minimal suggested edits to the redline draft prior to May 4th, so that the draft may be shared with the Board prior to May 7th.

VIII. Follow-Up on Approvals

R24-002 Maria Daracz, 1331 Osage Orange Rd, Lot 32, dated 3/6/2024.

Install 2 skylights in existing 2nd floor roof (east-south). 2 x 4', Velux fixed, dark brown to match existing shingles. **All missing information received as of 4/25. Approved, 5-0. SS**

R24-008 Lawrence & Anne Ross Stone, 1152 Hedgerow Dr, Lot 145, dated 4/12/2024.

Exact replacement of 30 windows. **All missing information received as of 4/25. Approved 5-0. LR**

IX. New Review Requests

R24-009 Gwen and Tony Ricchio, 920 Blazing Star Rd, Lot 188, dated 4/17/2024.

Homeowners request adding a stone paver brick walkway (matches existing pavers) between patio and arbor entry, inside fenced side yard, with native plantings and blue chipped stone between the plantings and bricks to improve drainage. **Approved 5-0. KH**

R24-010 Gwen and Tony Ricchio, 920 Blazing Star Rd, Lot 188, dated 4/17/2024.

Homeowners request installing flat black solar panels on the south facing side of their roof. **Approved 5-0. KH**

R24-012 Ken and Samantha Jordan, 941 Shooting Star Rd, Lot 358, dated 4/15/2024. Homeowners request fence exact replacement. **Approved 5-0. RC**

R24-013 Zachary Malloy, 1153 Hedgerow, Lot 79, dated 4/24/2024.

Homeowner requests replacing existing Spruce tree with Northern Red Oak tree. **Approved 5-0. SS**

R24-014 Michael Wesclitz, 1196 Goldenrod Ln, Lot 89, dated 4/21/2024.

Homeowner requests adding a screen porch to the existing deck on the rear of the home. Missing Neighbor Comments. Member Cummisford will email homeowner to ask for Comments, and to ask their builder to provide an alternative design that is consistent with the usual PC screen porch style and the home's existing roofline (hip roof, no third upper window in gable), and to address ARC concerns about how the porch roofline will tie into the garage and home's existing roofline (for proper drainage, and to avoid ice damming/debris buildup). **Tabled, 5-0. RC**

R24-015 Gary Wrzesinski, 1514 Portia Rd, Lot 292, dated 4/25/2024.

Homeowner requests planting 4 Red Dogwoods and 3 Viburnum lentago shrubs on the west side of home. Missing Neighbor Comments (one home is currently on the market, but need Comments from other neighbor). Member Sennott will request Comments. **Tabled, 5-0. SS**

R24-016 Frank Mynard, 964 Shooting Star Rd, Lot 333, dated 4/22/2024.

Homeowner requests exact replacement of screen door. **Approved 4-0, one abstention. FM**

X. Other Agenda Items

House painting at 1007 Harris Road

Due to email issues, Homeowner's retroactive ARC Request was not received before the meeting. Homeowner requests repainting the same paint colors for siding, trim and door. Original paint was

very faded. ARC to determine if a request was needed, since this appears to have been an exact replacement.

Bradley Bowman Visit Update

Member Sennott gave an update regarding Mr. Bowman's visit. On May 11, Mr. Bowman will visit sites within Prairie Crossing on a walking tour to commence at the Yellow Farmhouse archives. He will meet with various community members along the way.

Guideline Revisions for Future Review

- Whole-house Generators with 67 decibels
- Fence picket size, spacing and style
- Gravel patios
- Clarify tennis court rules – dogs not allowed; Pickleball allowed
- Trex for railing and spindles
- Horses allowed on PC Trails, except around lake
- Outdoor Bars
- Add setbacks
- Exterior lighting
- Playgrounds
- Little libraries
- Diagonal lattice
- Flag condition
- Holiday Lights Location and heading in guidelines
- 1" larger Gutters and Downspouts
- 2.18 Consider ruling pergolas only allowed in back yards
- Permanent basketball hoops (location in guidelines as well)
- Front Door Colors
- Dog Runs
- Trash Screening devices: gated, wood picket fencing or landscaping to minimize visual impact

- Radon mitigation locations
- Solar Panels – lowest visible impact of conduit possible (question whether or not this is an additional cost to homeowners); inverter location; frame color; NABCEP certified installer; panel clearance no more than 6” from roof; Solar Panel Shingles
- New Windows – trim color
- Guideline Revision Process
- Color Palette for siding, trim and doors
- Lattice to be consistent with other uses on home; horizontal vs vertical to be researched
- Define length, width & depth of patio/deck; percentage of lot
- Swimming Pools
- Add more specifications to the color palette
- Ceiling Fans for porches
- Pines on lot lines (concern with burns)
- Electronic submissions okay
- Alternative Driveway Materials
- Garage Door Styles
- Driveway Styles (honeycomb and strips)
- 6.02 Item 4 – Modify Boat Section

XI. Next Meetings

The next regularly scheduled meeting of the ARC will be at the Victoria Post Ranney Library on the PCCS campus (in the Wright Schoolhouse), at 7:00 p.m. on Thursday, May 30, 2024.

The ARC will add an in-person meeting two weeks prior to our regularly scheduled meetings, on May 16, June 13, July 10, and August 15. Chair Rolfsen to ask Foster to reserve the Charter School Library for these dates.

The 2024 calendar of members taking Emails is as follows:
Jan – Leif, Feb – Frank, Mar – Steve, Apr – Leif, May – Kathy,
Jun – Frank, Jul – Rick, Aug – Steve, Sept – Kathy, Oct – Frank,
Nov – Leif, Dec – Rick

XII. Adjournment

A MOTION was made by Member Hicks to adjourn the meeting at 9:30 p.m. Chair Rolfsen seconded. Motion carried 5-0.

Submitted by,
Kathy Hicks
ARC Member, and temporary Recording Secretary

*This document is subject to correction
as noted on next month's meeting minutes.*