

Prairie Crossing
Architectural Review Committee

May 16, 2024
Meeting Minutes
Zoom Meeting

I. Call to Order

Acting Chair Cummisford called the meeting to order at 7:04 p.m.

II. Roll Call

Present: Members Rick Cummisford, Steve Sennott, and Kathy Hicks;
Board President Persephone Nerge

Absent: Chair Leif Rolfsen and Member Frank Mynard

Homeowners: Karen Kunz and Susan Williamson

III. Homeowner Forum

Homeowner Karen Kunz modified her Neighbor Comments regarding Request R24-020 to object to the planting of invasive Zebra Grass close to the common area prairie, which was not disclosed to her before her initial Comments were made.

Homeowner Susan Williamson joined the meeting late to answer any questions about her Request R24-021, which had already been reviewed.

IV. Previous Minutes

A MOTION was made by Member Hicks to approve the April 25, 2024, minutes. Acting Chair Cummisford seconded. Motion carried 3-0.

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

The ARC has revised the 2018 HOA Guidelines per Board instructions, and Member Cummisford delivered the files to the Board on 5/9/2024. Per Board Member Kunz's request, Member Cummisford will forward a PDF of the redline document to her.

Per our 4/25 ARC meeting discussion, Chair Rolfsen will complete edits to the ARC Request Form, share with the ARC for review, and suggest revisions to the Board before the upcoming ARC/Board Workshop meeting (May 28th or June 13th, TBD).

VIII. Follow-Up on Approvals

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. **Tabled, 5-0, 4/25.** Member Cummisford emailed homeowner 5/6 to request Neighbor Comments, to explain ARC concerns, and to invite Homeowner to the next ARC meeting. Homeowner responded 5/13 to Member Cummisford's email with comments by his builder defending the design, and no changes were made. The homeowner cited other Foursquares with gable-roofed porches, wrap-around porches, and breezeways. Member Cummisford emailed HO on 5/14 to request addresses of the Foursquare homes he cited. Addresses and Neighbor comments were not received as of 5/16; HO claims neighbor signatures were on the Request Form (not on the form received by the ARC). Homeowner did not attend the ARC meeting. **Tabled, 3-0, 5/16.** Member Cummisford will email the homeowner again to ask for Neighbor Comments and addresses of homes cited as examples of unusual Foursquare porches, and to suggest again that the homeowner attend the next ARC meeting to discuss our concerns. **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, 4/25.** Comments received 5/6. **Approved, 3-0, 5/16. SS**

IX. New Review Requests

R24-017 Chris Cunningham, 1007 Harris Rd, Lot 200, dated 4/22/2024.

Homeowners retroactively request exact replacement painting of siding and trim with Amherst Gray and Sandstone. ARC requested this due to severe fading of existing color, which appeared to be painted over with a new color. **Approved, 3-0. RC**

R24-018 Hannah Lenz, 1250 Prairie Trail, Lot 52, dated 4/29/2024. Homeowners request replacing roof shingles with Owens Corning Williamsburg Gray. **Approved, 3-0. SS**

R24-019 Doug Harper, 1246 Prairie Orchid Ln, Lot 96, dated 4/30/2024. Homeowners request asphalt driveway exact replacement. **Approved, 3-0. KH**

R24-020 Doug Harper, 1246 Prairie Orchid Ln, Lot 96, dated 4/30/2024. Homeowner requests east side yard landscaping to remove bushes and rotten railroad ties, regrade with top soil, seed with grass, and replace bushes with 5 ft. tall zebra grass to hide utility meter. **Tabled, 3-0, 5/16.** Member Hicks will email the homeowner to request that they choose an alternative grass or other plant which is not invasive, nor highly flammable. 5/18 Homeowner revised their plan and will plant native dwarf honeysuckle (Diervilla lonicera) in front of their utilities. **Approved via e-mail vote, 5-0, 5/19. KH**

R24-021 James & Susan Williamson, 1261 Hedgerow, Lot 128, dated 4/29/2024. Homeowner requests replacing stairs down to paver patio on east side of house with a landing and stairs with railings to the side, for mobility/safety reasons. **Approved, 3-0. LR**

R24-022 Stephen Stahr, 1590 Penstemon Ct, Lot 254, dated 4/26/2024. Homeowner requests replacing asphalt driveway with plain concrete in same footprint as existing. **Approved, 3-0. LR**

R24-023 William Dietz, 1564 Portia Rd, Lot 287, dated 5/15/2024. Homeowner requests painting siding a new color, Benjamin Moore HC-156 Van Deusen Blue. Trim to remain white. Member Cummisford motioned, and member Hicks seconded, to reject the request to use Van Deusen Blue because it is not on the approved color palette, and to refer this Request to the Board, with the further recommendation to the Board that this color be added to the palette. **Motion passed 3-0. Rejection letter to be mailed and Request referred to the Board. RC**

X. Other Agenda Items

Bradley Bowman Visit Summary

Member Sennott gave a summary of Mr. Bowman's visit on May 11th.

Homeowner/Household Binder Guide

Member Sennott suggested that the Board/ARC develop a binder containing a consistent set of helpful documents for Realtors to show prospective homebuyers (Guidelines, or a link available through <https://www.homewisedocs.com>, Color Palette, amenities list, Guiding Principles, conservation community information, and

other general community information/photos). Board President Nerge suggested a set of 5 to 10 binders that could be kept current and could be checked out by Realtors as needed, and that Member Sennott work with Board Members Kunz and Bader and the Guiding Principles New Resident Working Group to develop this resource.

Board/ARC Workshop Meeting

It was agreed that the June 13th ARC meeting could be canceled if needed to allow the Board/ARC Workshop Meeting to take place during that time slot (7-9 pm, at the Charter School Library).

Color Palette

The Color Palette was discussed, and it was suggested by Board President Nerge and Member Cummisford that an update to the Color Palette be completed and sent to the Board as soon as possible.

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 also meet via Zoom on June 13 (unless Board/ARC Workshop falls on this date), July 10, and August 15.

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 Cummisford to adjourn the meeting at 8:47 p.m. Member Sennott seconded. Motion carried 3-0.

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

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