

Architectural Review Committee

April 4, 2012

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, April 4, 2012 at 7:30 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Dorsey called the meeting to order at approximately 7:40 p.m.

ROLL CALL

Upon a call of the roll, the following persons were:

Present: Chairman Dorsey, Members Jay Kalbrener, Suzanne Mynard and Rod Berry

Absent: Bob Gjerdingen (PCHOA Board Liaison), Member Paul Suvanich

Also present: Colleen Liberacki, recording secretary

Homeowner Forum

None

Minutes

A motion was made by Jay Kalbrener to approve the March 7, 2012 meeting minutes as presented, and seconded by Rod Berry. The motion was carried unanimously.

Old Business

- A. Review Request R09-035, Hsien-Hsin Tung, 860 Blazing Star, Lot 171 Retractable Awning**
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|-----------------|---|
| 08-03-11 | It appears that HO changed the request without notice to the ARC. Instead of a retractable awning, a tarp has been put in its place. Letter Issued. |
| 09-07-11 | HO has agreed to remove the tarp. |
| 10-05-11 | Awaiting confirmation of removal. |
| 11-02-11 | SD to check on removal. |
| 01-04-12 | SD to check on removal. |
| 02-01-12 | SD reported to Chairman Dorsey prior to meeting that tarp was gone and issue is now resolved. |
| 03-07-12 | Chairman Dorsey feels that the issue is stable enough to close the case, however, he has asked that Rod Berry keep an eye on the property, should the situation arise again. |
| 04-04-12 | Rod Berry reports that he has inspected the property and no awning exists. Suzanne Mynard asked that Heather McArthur of Premier Management could observe the property on her standard drive thru and keep this on her list for repeat observations. With this safeguard in place, the ARC feels it can close the case. |
- B. Review Request R11-040, Brian Schneider, 1297 Hedgerow, Lot 131**
This request is for a hot tub.

- 09-07-11** Approval Letter Issued with warning that screening may be required if visible on Harris Road.
- 10-05-11** Awaiting confirmation on low/no visibility.
- 11-02-11** Awaiting confirmation on low/no visibility.
- 01-04-12** Awaiting confirmation on low/no visibility.
- 02-01-12** Chairman Dorsey reported that the hot tub is not visible in the immediate vicinity of the yard, however, from a farther perspective it is visible and landscape improvement needs to be done to resolve issue. He is requesting that a “refresher” letter be sent to HO.
- 03-07-12** HO was sent a reminder letter dated 2/03/12 and ARC is awaiting a response. In the coming spring it is anticipated that the required landscaping would be planted.
- 04-04-12** Still waiting for a response from the HO, anticipating activity when spring weather can accommodate landscape planting.

C. Review Request R11-044, Robert Heinrich, 1367 Hedgerow, Lot 154
This request is for landscape lighting.

- 09-07-11** On hold for trial spot light.
- 10-05-11** Awaiting confirmation on low/no visibility
- 11-02-11** Awaiting confirmation on low/no visibility
- 01-04-12** Awaiting confirmation on low/no visibility; LD will contact HO.
- 02-01-12** Chairman Dorsey will contact HO.
- 03-07-12** Chairman Dorsey will contact HO to ask for a sample of the landscape lighting.
- 04-04-12** Chairman Dorsey will contact HO to ask for a sample of the landscape lighting.

D. Review Request R11-051, Andrew & Jackie Pauls, 1541 Amos Bennett, Lot 304
This request is for a French drain to take sump pump drainage out to the street.

- 10-05-11** Deferred to the Environmental Consultant.
- 11-02-11** LD will check in with HOA BOD on 11/3/11.
- 01-04-12** LD spoke with Mike Sands, Environmental Consultant. Sands advised that he does not have issue with the French drain, however the location of the drain makes the solution less effective, due to the nature of the soil, which is of a clay consistency, rather than a porous consistency. No change in situation with HO.
- 02-01-12** Chairman Dorsey is requesting a follow-up letter to HO, inquiring what the HO is going to do to improve the present solution, which is not entirely effective.
- 03-07-12** HO was sent a reminder letter dated 2/03/12 and ARC is awaiting a response.
- 04-04-12** ARC is awaiting a response to the 2/03/12 letter. It is possible that there is no activity correcting the drainage due to the winter weather.

Previously Discussed Review Requests

- A. Awaiting response from HO, Debby Storms, (R12-001), 1531 Penstemon, Lot# 250, who requested a rain barrel to be installed on her property. Letter was sent in March indicating approval of the rain barrel installation, however, Chairman Dorsey stipulated that the landscaping must serve its purpose to camouflage the existence of said rain barrel, which is not been achieved as of yet.

Previously Discussed Violations

1313 Calamus –There is a pile of debris that remains in driveway (Premier Residential Management Company is keeping track of this violation.)

New Business

New Review Requests

- A. R12-002, Phil Reaume, 586 Bluestem Lane, Lot# 2, dated 03/28/12. Emergency work performed to replace roof, changing color from gray to architectural tile weatherwood color. Work was completed 4/2/12 and ARC has approved the project. An approval letter will be sent this month to HO.
- B. R12-003, Joseph Armiger, 896 Blazing Star, Lot# 168, dated 03/25/2012. HO is requesting permission for temporary installation of chicken wire around their vegetable garden. Discussion ensued due to the “temporary” nature of installation that most often becomes permanent, as observed throughout the PC subdivision. Suzanne Mynard feels that there should be firm removal deadlines/dates in place, to discourage the structure from becoming a permanent and shabby fixture in the neighborhood. Mynard also feels that the HO should submit a picture of the chicken wire, due to the varying heights available. It was agreed that the chicken wire should be removed between 10/30/12 – 04/01/2013, and any HO will be cited and fined until the offending structure is removed. This decision will also be published in the upcoming edition of Meadowmix. Mynard also feels that the ARC needs to review the guidelines about rules. The ARC has approved the project, with the above-mentioned conditions, and that the structure should be no higher than “18 inches and requests that an approval letter is sent to the HO.
- C. R12-004, Joseph Armiger, 896 Blazing Star, Lot# 168, dated 03/25/2012. HO is requesting an air conditioner to be installed. The ARC has approved the project and requests that an approval letter is sent to the HO.
- D. R12-005, Rod Berry, 1363 Wild Indigo Road, Lot# 205, dated 4/4/2012. HO is requesting approval for improvements to his residence. He proposes to repaint the house trim same color as previously done (Navajo White) and the front door painted a new color: Foxfire F18, for which he has provided a sample. A new storm door will be installed (Anderson 3000 Series), for which he has provided a photo. The ARC has approved the project and requests that an approval letter is sent to the HO.

New Violations – sent to P.M.

Jay Kalbrener has noted that Lot# 258 (does not know the address) has some repair issues. The house and stairs have separated and the stairs are sloping. This creates an aesthetic and safety issue. The ARC requests that a letter be sent to the HO, citing the maintenance issues and instructing them to repair it. He also stated that numerous homes in the area are in severe need

of repainting, knots are popping out of the wood siding due to lack of attention. Suzanne Mynard feels that Premier Management should do their drive thru and issue letters to HO of offending houses. If the issue is not resolved after 2 letters to the HO, the problem should be referred to the PC Board for action (hire a contractor to paint the house and create a lien against the property to collect the funds). Jay Kalbrener feels time is of the essence, because spring and summer is a short time frame to pursue the HO and get the maintenance projects completed.

Chairman Dorsey referred to Article 6, Section 6.02 of the PC covenants which puts the burden of maintenance responsibility on the HO: lawn maintenance, houses in need of painting, general home repairs needed, roof & gutter replacements/repairs, decks & porches in need of staining. This article also supports the ARC to take a more aggressive stance in pursuing the HO for remediation.

Suzanne Mynard also requested that Chairman Dorsey put a reminder article in the Meadowmix about maintenance and repair issues that need to be addressed, coupled with the letters that will be sent by Premier Management as a result of their drive thru.

ARC Action

None

Other Agenda Items

Suzanne Mynard still is interested in digitizing the existing numerous boxes of documents related to the projects that have been approved/denied since the inception of PC (since 1996). Mynard also stated that the guidelines need to be revisited and re-evaluated, so that their requirements do not exceed the governing documents.

Chairman Dorsey also instructed Colleen Liberacki to replace Sean Daw's name with Rod Berry on the Project Tracking sheet.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:30 p.m. on Wednesday, May 2, 2012. The subsequent meetings of 2012 are as follows: June 6, July 11, August 1, September 5, October 3, November 7 and December 5.

Adjournment

Chairman Dorsey made a motion to adjourn the meeting at 8:35 p.m, seconded by Jay Kalbrener. The motion was carried unanimously.

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