

Architectural Review Committee

May 2, 2012

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, May 2, 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 Bob Gjerdingen (PCHOA Board Liaison)

Absent: Members Paul Suvanich and Rod Berry

Also present: Colleen Liberacki, recording secretary and Joseph Armiger, (896 Blazing Star Rd) homeowner

Homeowner Forum

Joseph Armiger requested an audience from the ARC for two reasons: 1) he presented an image of the chicken wire he intends to use surrounding his vegetable garden (at the ARC's request), pursuant to his previous request R12-003 and 2) he also had a need for immediate approval to change the color of his roofing, since the contractors were scheduled to go as early as next week. He presented a sample of the Hunter Green roofing material, which was a change from the Weathered Wood he currently has. He stated that Cedar Roofing of Lake Forest will do the work.

Minutes

A motion was made by Suzanne Mynard to approve the April 4, 2012 meeting minutes as presented, and seconded by Jay Kalbrener. The motion was carried unanimously.

Old Business

- A.** 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.
- 05-02-12** Suzanne Mynard will check to see if landscape additions/corrections have been made and advise if a letter to HO is appropriate.

B. 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.
- 05-02-12** Chairman Dorsey sent an inquiry to HO, but has received no response.

C. 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.
- 05-02-12** Chairman Dorsey requested another reminder letter to HO be sent.

Previously Discussed Review Requests

- A. Suzanne Mynard and Jay Kalbrener met with HO, Debby Storms, (R12-001), 1531 Penstemon, Lot# 250, who requested a rain barrel to be installed on her property. There is no rain barrel installed as of yet, and the board members discussed appropriate camouflaging landscape with HO.

Previously Discussed Violations

None

New Business

New Review Requests

- A. R12-003, Joseph Armiger, 896 Blazing Star, Lot# 168, dated 03/25/2012. HO furnished an image of the chicken wire that he intends to use surrounding his vegetable garden. He also is aware of the October 30 – April 1 restriction time.
- B. R12-006, Joseph Armiger, 896 Blazing Star, Lot# 168, dated 05/1/2012. HO is requesting immediate approval of aforementioned (Homeowner Forum) project of replacing roof and changing color. **The ARC approved the project and Chairman Dorsey requested that HO be emailed an approval letter, to be followed up by hard copy thru the US mail.**
- C. R12-007, James Williamson, 1261 Hedgerow Drive, Lot# 128, dated 4/21/12. HO would like to extend existing patio and walkway into rear courtyard, which is the 3rd and final phase of this project. **It was agreed by all members present that this project request could be approved contingent upon submission of neighbor comments, which need to be emailed/mailed to the ARC no later than 6/6/12.**
- D. R12-008, Suzanne Mynard, 1250 Prairie Trail, Lot# 52, dated 5/2/12. HO has 3 requests: 1) plant additional shrubs in existing beds, 2) add 6 additional trees near east lot line and 3) plant 5 blackberry shrubs near north end, east lot line. **The ARC approved the project and Chairman Dorsey requested that HO be emailed an approval letter.**
- E. R12-009, Chris and Donna Engelhardt, 1550 Penstemon Court, Lot# 256, dated 5/1/12. HO is requesting approval for a project that will create an attached sunroom/screened-in porch, which will replace the current porch, which is rotting. Bob Gjerdingen and Suzanne Mynard felt it imperative that the HO furnish architectural designed drawings before additional time was spent on consideration. Chairman Dorsey was also reluctant to approve, felt that this project was morphing into a home addition, rather than just a screened-in porch project and that this project would change/exceed the original lines of the house. Also, if this truly were a room addition, footings or foundation would be necessary. Also lacking was the neighbor comments on the application. **Approval for this application has been held in abeyance pending submission of architectural designed drawings and neighbor comments.**
- F. R12-010, Lainie Krozel, 1332 Hedgerow Lane, Lot# 150, dated 4/13/12. HO is requesting approval for 3 items: 1) Relocate rear garage door, 2) add 1 or 2 small rear window(s) and 3) replace 3 rear house windows with 3 glass patio doors and add 2 exterior light fixtures. Suzanne Mynard noticed the transom windows on top of the glass patio doors and questioned the presence of mullions. She will check around the neighborhood for style consistency, of which one site is 1425 Indian Grass Lane, and another on Prairie Trail. Chairman Dorsey also remarked that the external light fixtures must be consistent with the rest of the existing home lighting. Suzanne Mynard also remarked that the garage door needs an exterior step between the door and the ground. **Approval for this application**

has been held in abeyance pending research done by Suzanne Mynard regarding consistent transom window styles throughout the subdivision.

New Violations – sent to P.M.

Chairman Dorsey noted that Premier Management sent out 50 letters to homeowners, predominantly about maintenance of their homes and decks in need of paint/stain and roofing issues with a June 30th completion deadline. Suzanne Mynard noted that Premier Management is doing a great job. Suzanne Mynard also mentioned that the Ace Hardware in Grayslake has the PC color stains in inventory.

ARC Action

Chairman Dorsey informed the committee that he received an email from HO Rob [Mandola](#) [Nandola](#) (1345 Coneflower) about a late project request submission. He could not complete the request prior to the 5/2/12 ARC meeting, and submitting at the 6/6/12 ARC meeting would be after the intended project start date. With the ARC's consent, Chairman Dorsey would attempt a "digital" evaluation of the intended project and possible approval if there were no complications. Members present were open to this attempt and he will communicate to the HO as such.

Other Agenda Items

Chairman Dorsey solicited topic ideas for the next Meadowmix publication, but none were forthcoming. He also reported no feedback from [eyele PCHO \(psYCho\)](#) mail about the mass issuing of maintenance deficiency letters sent out by Premier Management.

Next Meeting

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

Adjournment

Chairman Dorsey made a motion to adjourn the meeting at 8:45 p.m, seconded by Jay Kalbrener. The motion was carried unanimously.

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