

Architectural Review Committee

June 6, 2012

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, June 6, 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 Rod Berry, Suzanne Mynard and Bob Gjerdingen (PCHOA Board Liaison)

Absent: Member Paul Suvanich; Member Jay Kalbrener had resigned prior to this meeting

Also present: Colleen Liberacki, recording secretary; Amy Heinrich, (1357 Hedgerow Ln) homeowner and her landscape designer, Mary Robins.

Homeowner Forum

Amy Heinrich requested an audience from the ARC for the purpose of submitting an application for exterior landscape lighting, plat of survey showing placement and presenting a sample of the desired lighting. Chairman Dorsey questioned the frequency of exterior lighting usage, which Heinrich responded that lighting would be on a timer and shut off every evening. Chairman Dorsey also reminded Heinrich that there was another application still outstanding (R11-044), that could not be completed because the HO had not responded to communication to display the lighting at night for ARC members to evaluate for compliance to the ARC rules. Heinrich stated that the light would be on this evening for all ARC members to see and evaluate

Minutes

A motion was made by Suzanne Mynard to approve the May 2, 2012 meeting minutes as presented, and seconded by Rod Berry, with the exception of noting under New Violations that Ace Hardware only carries the decks and interior trim PC color stains. 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.

06-06-12 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.

06-06-12 Chairman Dorsey reminded Amy Heinrich, (who came to the HO forum for a different project application) that he would like to resolve this issue – she promised to turn on spot light tonight for ARC members to evaluate.

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.
- 06-06-12** Chairman Dorsey requested that review request be removed from list, since there has been no response from HO.
- D.** Review Request 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.
- 06-06-12** Approval letter sent 4/16/12
- E.** 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.
- 06-06-12** The ARC approved the project and due to the urgency of the request, Chairman Dorsey emailed an approval letter, which was followed up by hard copy thru the US mail.
- F.** 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 must be submitted prior to 6/6/12. Chairman Dorsey requested an approval letter to be sent to HO with above-mentioned conditions.
- 06-06-12** Chairman Dorsey reported that he received neighbors' comments, supporting the improvement. He requested a follow up letter to be sent to HO and concluding the approval process.
- G.** R12-008, Suzanne Mynard, 1250 Prairie Trail, Lot# 52, dated 5/2/12. HO had 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.
- 06-06-12** Suzanne Mynard reported that the project is complete.
- H.** 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.**
- 06-06-12** Chairman Dorsey reported receiving an architectural drawing for a

similar project, with the statement (via email) that a trench foundation would also be installed. HO is reluctant to commit funds to create architectural plans for this project due to the uncertainty of ARC approval. The ambiguity of categorizing this structure as either a screened-in porch (which must **not** have windows, per ARC rules), or a sunroom, (which requires a permanent building foundation, per ARC rules) has presented problems for all the ARC members. Suzanne Mynard feels that this is a house addition, and all windows, siding and roof must conform to the PC rules and present style of the house. Suzanne Mynard further believes the HO has 3 choices: 1) replace deck with rot-resistant material, 2) build a screened-in porch w/o windows, according to PC standards or 3) build room addition with siding, windows and roof (and proper foundation) that conform to PC standards, and all members concurred. **Approval for this application has been withheld and Chairman Dorsey requested that a letter be sent to HO explaining the decision.**

- I. 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.**

06-06-12 Suzanne Mynard checked around the neighborhood for style consistency of transom windows and reported that the consistent transom window style is without mullions. Chairman Dorsey and other members were agreeable to approving request, with the stipulation that the windows, triple doors, exterior lighting and transom windows must be consistent with the rest of the existing homes in PC. **Approval for this application has been granted with the above-mentioned stipulation. Chairman Dorsey requested that an approval letter be sent to HO outlining the conditional approval.**

Previously Discussed Review Requests

- A. Chairman Dorsey read an email sent by HO, Debby Storms, (R12-001), 1531 Penstemon, Lot# 250, who requested a rain barrel to be installed on her property, summarizing meeting with Suzanne Mynard and Jay Kalbrener. Storms believes she has remedied situation and is compliant with ARC rules. Suzanne Mynard will check to see if remedy is sufficient to meet ARC requirements and will advise Chairman Dorsey to issue approval letter, or not.

Previously Discussed Violations

None

New Business

New Review Requests

- A. R12-011, Rabinder Nandola, 1345 Coneflower, Lot# 192, dated May 2012. HO requested to install paver patio in rear yard. Request was made via email and also reviewed by ARC members electronically. **Approval letter sent 5/21/12 via email by Chairman Dorsey.**
- B. R12-012, Christa & Arthur Krohnert, 1525 Portia Rd, Lot# 280, dated May 2012 and submitted electronically. HO is requesting fence installation. Request was reviewed by ARC electronically and approved with the conditions that fence setbacks for rear and side yard lot lines are in accordance with the Village of Grayslake ordinance and materials, style, height & color of fence are compliant with PC homeowner guidelines. **Chairman Dorsey emailed an approval letter on 5/21/12.**
- C. R12-013, Andrew & Carin Roberts, 1184 Goldenrod Ln, Lot# 88, dated 5/14/12. HO would like to 1) install stone garden wall 30'L x 12"H with coping and 2) Stepping stones in yard sides to create walk way from front to back. Also submitted was a plan, stone sample pictures and description. Members discussed the request, evaluated the material submitted and approved it. **Chairman Dorsey requested that an approval letter be sent out to the HO.**
- D. R12-014, Linda Wiens, 1214 Prairie Orchid Ln, Lot# 92, dated 6/6/12. HO is requesting to install 3 rain barrels: 1 in front and 2 in rear, off-white in color. Lot plan and pictures of location and equipment also submitted. There were numerous concerns about several issues. Suzanne Mynard did not see a cover for the rain barrel, and its absence would enhance mosquito breeding. She also was unsure of how the barrels were to be mounted, that it looked unstable, and that the landscaping in the front yard could not possibly camouflage the barrel. Bob Gjerdingen felt that the pictures did not depict rain barrels, but resembled trash containers and were unsightly. He felt that HO should start over with this project: 1) the barrels are not aesthetically or functionally adequate, 2) no downspout for #3 rain barrel, 3) Serviceberry tree is inadequate for camouflage and 4) no lids on barrels. Suzanne Mynard also noticed in picture submitted that there was chicken wire fencing that was not approved and instructed to send a violation letter out. **Chairman Dorsey requested that a letter be sent out outlining the requirements for approval and a violation letter also to be sent out for chicken wire.**
- E. R12-015, Dan & Elizabeth Stearns, 1485 Colbee Benton Rd, Lot# 276, dated 6/5/12. HO is requesting approval for the installation of a screen door, to be painted the same color as the existing door. An image of the screen door was also submitted. All members agreed with the request. **Chairman Dorsey requested that an approval letter be sent out outlining the conditional approval that the paint on the screen door match the existing door color.**
- F. R12-016, Amy Heinrich, 1357 Hedgerow Ln, Lot# 154, dated 6/6/12. HO is requesting approval for the installation 3 low voltage lights to be placed on the pathway in the rear yard landscaping. Plat of survey was also submitted and the

desired lighting apparatus was presented for evaluation. Suzanne Mynard stated that she thought the lights were too bright and too high off the ground to be subtle. Chairman Dorsey was concerned that the previous lighting project has not been resolved due to lack of communication from HO. Also, this house is more elevated than most and the lighting might be more obvious than desired. Suzanne Mynard would like to see the original landscaping plan from the ongoing project and will retrieve it before ARC will make a final decision. The ARC members will visit the site tonight to evaluate the previous tree lighting project the HO promised to turn on. **Chairman Dorsey advised to hold approval in abeyance pending further evaluation of landscaping plan.**

New Violations – sent to P.M.

Chairman Dorsey noted that Premier Management sent out 10 – 12 letters in the last 30 days regarding HO mailboxes and posts that are in deteriorating shape. He also read an email from Matthew Padilla, a resident next to 1165 Hedgerow notifying ARC that the house is largely neglected, with the lawn consistently not being mowed and the garbage cans out on the street for days at a time. Padilla is requesting that a violation letter be sent to the HO. Chairman Dorsey requested that Premier Management send a violation letter to the HO.

ARC Action

None.

Other Agenda Items

Chairman Dorsey solicited topic ideas for the next Meadowmix publication, and Suzanne Mynard suggested repeating notification about chicken wire fencing, since there have been some sightings of it without permission. Bob Gjerdingen suggested reminding people that summer was a good opportunity to perform deck maintenance and that there was an abundance of repairmen for other tasks as well.

It was mentioned that there were 100 PC school children on the beach as part of a field trip, which called into consideration some liability issues.

Suzanne Mynard advised that the August 1 meeting would be her last, as she was resigning from her position on the ARC after 7 years of service. It was discussed how to seek candidates to fill the vacancies left by Jay Kalbrener and the one to be vacated by Suzanne Mynard. Chairman Dorsey felt that there should be a fair geographical representation on the committee, and there may be considerations regarding candidate experience in landscaping or construction. It was decided that it would be up to the PCHOA Board to choose a candidate and the July Meadowmix publication could mention that the ARC would be looking for candidates.

Next Meeting

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

Adjournment

Chairman Dorsey made a motion to adjourn the meeting at 9:40 p.m, seconded by Suzanne Mynard. The motion was carried unanimously.

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