

Architectural Review Committee

September 05, 2012

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, September 05, 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 7:45 p.m.

ROLL CALL

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

Present: Chairman Dorsey, Members Rod Berry, Sandi Morris and Paul Suvanich

Absent: Bob Gjerdingen (PCHOA Board Liaison)

Also present: residents Maryann Natrajan and Bob Helle; Colleen Liberacki, recording secretary.

Homeowner Forum

Bob Helle presented his request for a project by submitting an application and used the white board to demonstrate the project structure in addition to a rendering and survey indicating the orientation. He is asking for approval to add screening to a south side facing porch and framing for screen doors that will match existing house trim. In addition, Helle shared his desire for a front screened-in porch for others in the community and Chairman Dorsey responded with his esthetical reasons for reluctance to agree with such a design. Chairman Dorsey solicited input from other committee members about the Helle project and no one had any objections. Chairman Dorsey advised Helle that he would receive an approval letter for the project as presented.

Maryann Natrajan is interested in becoming an ARC member, but the PC HOA Board, which meets tomorrow, September 6, 2012, has not approved her yet. She is auditing the meeting in hopes of becoming official tomorrow night.

Minutes

A motion was made by Paul Suvanich to approve the August 1, 2012 meeting minutes as presented, and seconded by Rod Berry. The motion was carried unanimously.

Old Business

- A. 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.**

07-11-12 Nothing received from HO regarding ARC request. Rod Berry to check on this for next ARC meeting.

08-01-12 Rod Berry evaluated site and inquired about possible previous addition/renovation. He will keep an eye on it for any changes or response from HO about application non-approval.

09-05-12 Rod Berry reported no activity in regards to desired project. Chairman Dorsey requested that he keep an eye on it for any changes or response from HO about application non-approval.

B. 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.**

- 07-11-12** Chairman Dorsey reported that an approval letter was sent 6/11/12. ARC to keep an eye on this to see if HO installs doors in accordance with conditions stated in the letter to HO.
- 08-01-12** Suzanne Mynard will follow up with HO about installation of transom windows in compliance with PC style consistency. Due to the location of the installation, which is in back of the house, it is difficult to observe.
- 09-05-12** Chairman Dorsey has not heard from Suzanne Mynard, but feels that the project does need to be checked out to confirm compliance with the PC style consistency.

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.

- 07-11-12** Suzanne Mynard has checked on this. If the HO has indeed provided additional plantings, they are currently too small to observe, or possibly dead from the weather. ARC will keep an eye on this.
- 08-01-12** Suzanne Mynard feels that either the plants are not growing due to lack of rain, or were too small initially to provide proper camouflage. It was decided to keep an eye on the project until it is determined that it is satisfactory camouflage or plants need replacing.
- 09-05-12** Chairman Dorsey feels that this still needs to be checked out. Paul Suvanich reported that he has seen the rain barrel and it does not call attention to itself, even if the plant camouflage growth is stunted. Chairman Dorsey asked that this project be kept under observation.

Previously Discussed Violations

Rod Berry reported that the timbers in the park have not been replaced as of yet, and they are deteriorating. He also reported that 1313 Calmus, an ongoing problem, has accumulated more than unusual debris on the driveway and it appears to be increasing as time passes. Chairman Dorsey instructed that Heather McArthur of Premier Management be given instructions to increase the penalty fine to \$25/day, with a possible lien placed against the property if collection is not imminent.

New Business

New Review Requests

- A. R12-017, Bob Helle, 998 Prairie Trail, Lot# 73, dated 09/05/2012. HO is requesting installation of screening to existing side porch with a south side orientation and framing for screen doors that will match existing house trim. Chairman Dorsey solicited input from other committee members about the Helle project and no one had any objections. Chairman Dorsey advised Helle that he would receive an approval letter for the project as presented. **Chairman Dorsey requested that an approval letter be sent to HO.**

- B. **R12-018**, David and Wendy Holliman, 1141 Hedgerow Drive, Lot# 78, dated 09/02/2012. HO is requesting installation of 3 LED lamps minimum impact (Mr. Beams MB360 motion lights) on the front and side of the house. The purpose is to illuminate an otherwise dark transition space between the garage and house, which would provide security to deter burglars and safety lighting for traversing from the garage to the house. Chairman Dorsey looked up the lighting apparatus on the internet and shared the image with the committee, because the specs submitted did not give a picture as to its appearance or effectiveness. It was agreed that although not necessarily esthetically pleasing, the lighting was unobtrusive and all committee members are satisfied with issuing approval. **Chairman Dorsey requested that an approval letter be sent to HO.**

- C. **R12-019**, Michael Fuchs & Patricia Ivey, 1501 Amos Bennet, Lot# 300, dated 09/05/2012. HO is requesting a deck replacement for current deck that is rotting and out of compliance. The color of the material is reported to be close to the existing gray deck color. All committee members are in agreement that the deck can be replaced. **Chairman Dorsey requested that an approval letter be sent to HO.**

New Violations – sent to P.M.

Chairman Dorsey noted that Premier Management had sent out several violation letters, a couple of which involved a picnic bench and another a canoe stored against the side of the house.

ARC Action

Sandi Morris reported that the new Ad Hoc Committee (of whom Bob Lee is chairman) has met several times already and the committee is thinking of consulting Heather McArthur regarding her criteria and input for issuing violation letters. Chairman Dorsey suggested photos outlining what is and is not acceptable standards of maintenance. Paul Suvanich wanted a clear-cut definition. Sandi Morris said they were already having trouble with the idea of photographs because it could work against the definition goal, could prove to be voluminous and complicated with different finishes, conditions, etc. Chairman Dorsey also thought that the first violation letter should put the onus of timing on the HO to correct the problem.

Chairman Dorsey is still committed to prepare a cross-reference list of Lot Number and Street Name/Number for the ARC to provide faster reference when discussing requests. Will check with Premier to see if they can provide current homeowner names as well. He needs a copy of a map to get started.

Other Agenda Items

Chairman Dorsey wanted a geographical spread of ARC members to handle the violations and observation of new project requests. This is how it was divided:

Sandi Morris: Prairie Trail and related cul de sacs

Leo Dorsey: Village & Meadow lots

Paul Suvanich: Station Village E & 4 pods

Rod Berry: Station Village W

Maryann Natrajan: Hedgerow

Next Meeting

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

Adjournment

Chairman Dorsey made a motion to adjourn the meeting at 8:55 p.m, seconded by Rod Berry. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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