

Architectural Review Committee

June 05, 2013

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association held a meeting on Wednesday, June 05, 2013 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Member Sandi Morris called the meeting to order at approximately 7:05 p.m.

ROLL CALL

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

Present: Members Rod Berry, Dave Carpenter, Sandi Morris and Maryanne Natarajan; Colleen Liberacki, recording secretary

Absent: Bob Gjerdingen (PCHOA Board Liaison), Chairman Suvanich

Also present: residents Katie Reynolds and Neil Johnston.

Homeowner Forum

Katie Reynolds and Neil Johnston presented requests for projects to be approved. Details are to be found in New Review Requests.

Minutes

A motion was made by Dave Carpenter to approve the May 1, 2013 meeting minutes as presented, and seconded by Rod Berry, the motion was carried unanimously.

Old Business

Pattern Book Project

Status of this project delayed until Chairman Suvanich attends the July committee.

Section 6 & 7 of Guidelines

The guideline changes to Section 6 & 7 were not discussed, due to the excessive amount of new project requests, absence of Chairman and time limitations.

1435 Wild Iris Lane

Following up on the neighbor inquiry regarding addressing visibility obstruction due to (newly) planted birch trees at 1435 Wild Iris Lane, Lot#177 that were screening their view of the lake, Rod Berry reported back to Chairman Suvanich that the HO was in violation and Heather McArthur was instructed to send a violation letter to the HO.

Previously Discussed Review Requests

None

Previously Discussed Violations

Sandi Morris revisited the topic of a fence at 1565 Lupine regarding fence work that was done in the HO yard that resulted in possibly encroaching on the common area. Sandi Morris referred to

the request for installation of a fence already in existence that is noted under New Review Requests, R13-020.

Sandi Morris advised the committee that at the May PC HOA Board meeting she provided approximately 5 photos that show potential evidence of encroachment on the common areas. Photo 1 address was 1337 Ossage Orange with 8 boats/canoes and a dock built on the water. Photo 2 showed another boat and rubble just a few lots down, also on Ossage Orange. Photo 3 showed an area burned next to the shore. Photo 4 showed a possible path mowed to the shore and Photo 5 showed a patio and quarry steps leading to the shore of Sanctuary Pond.

She felt that the PCHOA Board would not tolerate such encroachments and wanted to order a land survey to support their stand defending the common area against encroachment, before contacting offending HOs. Maryanne Natarajan noted that the same area in question was surveyed prior, in 2006.

New Business

Maryanne Natarajan advised the committee that she is still working on FAQs and will have a draft to share at the July meeting. Rod Berry suggested improving the project/modification request form so that it is easily understandable to the residents, who often need to supplement their requests with written neighbor comments, plat of surveys, material images, etc. He felt as evidence of the numerous requests that lack necessary supporting data, changes are in order.

New Review Requests

- A. R13-016, Neil and Peggy Johnston, 1333 Hedgerow Dr., Lot# 156, dated 5/30/2013. HO requested to start a home remodeling project which involved expanding and extending the garage towards the street and relocating the mudroom door and adding steps, adding on a screened in porch, small deck and external door. They will also enclose the open eaves to avoid accelerated maintenance with wildlife encroachment and paint the house PM yellow 307, door green HC 134 and trim white. During the presentation, HO furnished a plat of survey, blueprints and photos for better illustration and will send neighbor comments. Members discussed the project and Chairman Suvanich and Sandi Morris visited the HO before the meeting for visual supplementation. Sandi Morris thought the only area of concern was the 2ft bump out of the screened-in porch, which the HO said was the whole purpose of the project, to accommodate furniture and living space. She located Section 2.03 in the guidelines, which validated her feeling that the addition was consistent with the existing structure. Maryanne Natarajan questioned the presence of glass windows in the planned garage doors, if it was consistent with the existing style of PC and without setting a precedent. There was nothing in the guidelines restricting such a detail. Maryanne Natarajan volunteered to look at the present garage doors to see if they currently contained windows and either way, get more detail about the windows. Sandi Morris felt that they would hold approval in abeyance pending a report from Rod Berry about similar garage doors in PC, but he felt that the guidelines would dictate their decision. **Sandi Morris requested that an approval letter be held in abeyance pending Rod Berry's report.**
- B. R13-017, Katie Reynolds, 1562 Levi Baxter, Lot# 262, dated 6/05/2013. HO requested to replace their flagstone patio with Brussels Block Pavers. She presented an application, plat of survey and drawing, estimates, description of material and images. The

neighbor's comments were forthcoming thru email. **Sandi Morris requested that an approval letter be held in abeyance pending neighbor's comments.**

- C. R13-018, April and Shane Huckstadt, 1485 Colbee Benton, Lot# 276, dated 5/04/2013. HO requested to replace the existing fence with same material, but to extend it beyond the current location, supplying a plat of survey and detailed drawing in addition to the request. Rod Berry had a question about setbacks, and Sandi Morris referred to the guidelines, which allowed the placement desired. Sandi Morris would like evidence of neighbor's comments to complete the approval process, and otherwise all members were in agreement for approval. **Sandi Morris requested that an approval letter be held in abeyance pending neighbor's comments.**
- D. R13-019, Aurie A. Pennick, 1480 Potawatomi Rd., Lot# 295, dated 5/04/2013. HO requested to have flagstone path installed in the front yard of house in order to access the waterspout, and some landscaping removed. A drawing and proposal also accompanied the request. What was lacking was written neighbors' approval and plat of survey, but it is likely that this request may not even require approval. Dave Carpenter will email to confirm HO intent and if it is as presented, no approval will be necessary. If it is more involved, written neighbors' approval and plat of survey will be necessary. **Sandi Morris requested that nothing be done until Dave Carpenter has communicated with HO.**
- E. R13-020, Donna Shallenberg, 1565 Lupine Ct., Lot# 244, dated 5/09/2013. HO requested approval for a fence already in existence that was cited as a violation. Plat of survey accompanied an application for a 3' high cedar fence, however written neighbor comments were lacking. **Sandi Morris requested that an approval letter to HO be held in abeyance pending neighbor comments.**
- F. R13-021, Dave & Penny Breines, 1226 Prairie Trail Lot# 54, dated 5/14/2013. HO requested to repaint house, trim and floors using the same color in June/July timeframe. **Sandi Morris said no approval was necessary and will email acknowledgement to HO.**
- G. R13-022, Dave & Penny Breines, 1226 Prairie Trail Lot# 54, dated 5/14/2013. HO requested to repair and resurface their driveway, using same materials and outline in June/July timeframe. **Sandi Morris said no approval was necessary and will email acknowledgement to HO.**
- H. R13-023, Steve Sennott & Ann Jordahl, 1321 Calamus Lane, Lot#104, dated 6/2/2013. HO requested to paint their house a different color, but the same color as another PC house located at 1371 Ossage Orange. Along with the application was a photo submitted of the Ossage Orange house, however, no detail as to the name or color number, nor the neighbor comments. Dave Carpenter would like a color swatch or manufacturer color number to be furnished in order to be compliant with PC guidelines. **Sandi Morris requested that an approval letter to HO be held in abeyance pending HO information regarding color swatch or manufacturer color# and neighbor comments. She will send an email to HO to obtain the said information.**

- I. R13-024, Ellyn Ruhlmann, 989 Shooting Star Rd, Lot# 340, dated 5/22/2013. HO requested to 1) repaint her house one of 3 colors that is PC approved, 2) texture coat her porch cement slab to hide an unsightly crack and writing left by prior owners and 3) stain the porch the same color as their tile-red roof. Accompanying this request were color samples and photos, and all members approved the project pending receipt of written neighbor comments. Maryanne Natarajan would like to know the color decision once the project started and Sandi Morris would email HO requesting same. **ARC members requested that an approval letter to HO be held in abeyance pending receipt of written neighbor comments.**
- J. R13-025, Patrick Casey, 1530 Levi Baxter, Lot# 266, dated 5/29/2013. HO requested to install a fence the same style, color and design as he now has, but the placement has changed. Sandi Morris noted that the neighbor comments and plat of survey were lacking and Dave Carpenter volunteered to contact the HO for desired documents. **Sandi Morris requested that an approval letter to HO be held in abeyance pending HO information regarding neighbor comments and plat of survey.**
- K. R13-026, Josh Augsburger, 1471 Turks Cap, Lot# 326, dated 6/2/2013. HO requested to install a deck, which would be painted to match the front porch. Members discussed what material would be used as well as the size and design. Rod Berry felt that the HO could leave the color as natural, that there was no need to paint and thought HO should be advised of that fact as an option. It was agreed that the application was incomplete, further lacking written neighbor comments. Sandi Morris will pass this on to Chairman Suvanich to contact HO. **Sandi Morris requested that nothing be done at this time, until requested information is submitted.**
- L. R13-027, Mark & Ellen Gerbasi, 1238 Prairie Trail, Lot# 53, dated 6/4/2013. HO requested to 1) install a screen door to the existing door on the deck at the back of the house, 2) replace existing breakfast area windows with new windows and 3) replace an external door in the breakfast area with a window. A blueprint accompanied the application, but there was no description of the size of the window replacing the door, nor the style and other material description. It was agreed that the application was incomplete, further lacking written neighbor comments, however waiving said comments is an option because no neighbor would see said improvements. Sandi Morris will email HO for further details and observe backyard to assess neighbor view. **Sandi Morris requested that nothing be done at this time, until requested information is submitted.**
- M. R13-028, Sean & Kelly Murphy, 988 Shooting Star, Lot# 331, dated 6/5/2013. HO requested to 1) install 3 privet shrubs at the side of the house in line with other existing landscape, 2) plant a pear tree. An aerial view and placement drawing accompanied the application, but there was no description of the size of the pear tree. It was agreed that although the one neighbor agreed to the shrubs, it lacks written neighbor comments about the pear tree and more than one neighbor should be consulted for comments. Sandi Morris will ask Chairman Suvanich to email HO for further details. **Sandi Morris requested that an approval letter to HO be held in abeyance pending HO information regarding neighbor comments.**

- N. R13-029, Keith & Stacey Andersson, 674 Indian Path, Lot# 316, dated 6/5/2013. HO requested to 1) install a deck 20' x 24' standard PC white & gray, 2) existing flagstone patio repurposed and expanded to 16' x 16' with a 12" – 18" fire pit 4' x 4' in center. A plat of survey accompanied the application, however details regarding the material samples and design detail were lacking. There was mention that the neighbors are in agreement, however written consent was necessary. Dave Carpenter thought the neighbors mentioned were not necessarily the neighbors closest to the HO. Dave Carpenter will email HO for further details. **Sandi Morris requested that an approval letter to HO be held in abeyance pending HO information regarding neighbor comments and additional design details.**
- O. R13-030, John Anderson, 1130 Prairie Trail, Lot# 62, dated 6/4/2013. HO requested to 1) install a paver brick patio replacing a pea gravel patio of the same size and outline and 2) install steps under kitchen door to match right side of house. A plat of survey, materials and written neighbor comments accompanied the application. **Sandi Morris requested that an approval letter be sent to HO!**
- P. R13-031, Chris & Donna Engelhardt, 1550 Penstemon Ct., Lot# 256, dated 6/3/2013. HO requested to replace their existing wood deck with a 3-season room on the back of their house. A plat of survey and pictures of other projects accompanied the application as an example. Missing were details such as specifications, layout, roofline and elevations and/or architectural drawing, even though a letter accompanying the application gave some material description. The ARC tracking sheet showed a similar, HO previous request (R12-009) that was not approved due to lack of information and conflict with PC standards. Sandi Morris requested a copy of the non-approval letter be sent to the ARC so that they could review the history of this request. **Sandi Morris requested that nothing be done until the ARC has studied the previous request and the committee's position on it.**

New Violations

Sandi Morris noted that on Prairie Orchard, the same camper has returned and is parked in the driveway. She will email Heather McArthur to send out a violation letter. Rod Berry recalled that the Chairman Leo Dorsey at this time last year wanted to increase the fine exponentially from \$25.00 a month (to encourage compliance), since the offending HO remarked that the violation fee was cheaper than the rental a storage company would charge.

ARC Action

Dave Carpenter received the articles from Leo Dorsey, but decided to write an article about mailboxes and raising awareness of the needed neighbor comments on the project/modification request form submitted.

Other Agenda Items

It was mentioned that the next meeting would be held on 7/10/13, due to the regular meeting scheduled to occur on the eve of July 4th. Colleen Liberacki advised the committee that she would not be able to attend due to a conflict with another previously scheduled meeting that required attendance and minutes recording.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, July 10, 2013. The subsequent meetings of 2013 are as follows: August 07, September 04, October 02, November 06 and December 04.

Adjournment

Sandi Morris made a motion to adjourn the meeting at 10:10 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.