

Architectural Review Committee

October 02, 2013

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, October 02, 2013 at 7:00 pm at 1000 Shooting Star, Grayslake, IL.

CALL TO ORDER

Chairman Suvanich called the meeting to order at approximately 7:07 p.m.

ROLL CALL

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

Present: Members Rod Berry, Dave Carpenter and Chairman Suvanich; Colleen Liberacki, recording secretary

Absent: Bob Gjerdingen (PCHOA Board Liaison), Maryanne Natarajan and Sandi Morris

Homeowner Forum

Doug Nerge presented his request for a project application to replace the wooden front steps and deck with composite material. His front entrance has a southern exposure and he is repeatedly painting the area every six months due to excessive weather wear. Accompanying his application were the composite samples from two different vendors and neighbor comments. He asked for the return of material samples in two days.

Frank Mynard presented his request for a project application to install 7 spice bushes. The purpose of the planting is to assist the swale in directing water away from their property and the bushes will be 6ft – 12ft tall at maturity. The application was accompanied by a plat of survey and neighbor comments.

Minutes

A motion was made by Dave Carpenter to approve the September 04, 2013 meeting minutes as presented, and seconded by Rod Berry, the motion was carried unanimously.

Old Business

Pattern Book Project

Chairman Suvanich stated that he and Suzanne Mynard would meet in the next two weeks to discuss and reclaim whatever materials are necessary to complete the Pattern Book.

Previously Discussed Review Requests

- A. 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.**

07/10/13 Chairman Suvanich to follow up with HO.

08/01/13 Chairman Suvanich to follow up with HO.
09/04/13 Chairman Suvanich to follow up with HO.
10/02/13 Chairman Suvanich to follow up with HO.

Previously Discussed Violations

Chairman Suvanich reported that no project application had been received from Jim Moioffer of 994 Blazing Star, who received a violation letter about his birdhouse height, even though he was encourage to submit one by the PC Board after appearing at the last PCHOA meeting in response to his violation letter.

New Business

New Review Requests

- A. R13-040, Martha Wylie, 1015 Harris Road, Lot# 210, dated 9/30/2013. HO is requesting to replace the three front concrete steps with Unilock (Quarry Stone or Brussels style) pavers. Accompanying the application was plat of survey, contractor's estimate detailing the materials, neighbor comments and material picture samples. Chairman Suvanich was not aware of any such type installation in the PC community and consulted the guideline book for reference. He was aware of setting a precedent and wanted to consider carefully. Both Rod Berry and Dave Carpenter were not opposed to the installation. Chairman Suvanich thought the esthetic value of the project would be pleasing and suggested that going forward, the guideline book should include better language regarding walkway material and color. He also wanted to include in the approval letter a stipulation that the colors must coordinate with the existing siding and trim color. **Chairman Suvanich requested that an approval letter be sent to the HO.**
- B. R13-041, Jack & Harriet Bigelow, 1369 Calamus Lane, Lot# 110, dated 10/01/2013. HO is requesting to replace front and back door systems. Accompanying the application was neighbor comments, plat of survey, product photo and actual exterior color sample (Castlemere). The front door will be an exact replacement, but the back door will change from a swing door with side lights to a Marvin French door, with the same replacement dimensions. The only concern Chairman Suvanich had was that the picture provided showed mullions in the door windows, which was inconsistent with the current door and window style. HO was contacted and he assured the ARC that he will not have mullions in the door; it was the only photo available to submit. **Chairman Suvanich requested that an approval letter be sent to the HO.**
- C. R13-042, Douglas Nerge, 1342 Coneflower, Lot# 165, dated 9/24/2013. Doug Nerge presented his request for a project application to replace the wooden front steps and deck with composite material. His front entrance has a southern exposure and he is repeatedly painting the area every six months due to excessive weather wear. Accompanying his application were the composite samples from two different vendors and neighbor comments. HO also indicated that many PC neighbors have used this material on their back decks. Chairman Suvanich consulted the PC guidelines and as the wording reads, there is room for interpretation, as such a material was not available when guidelines were originally written. Members were not opposed to the composite material, however the sample colors provided (Seaside Gray by Armourgard and Gravel Path by Trex) were not consistent with the PC color designated for decks. Chairman Suvanich felt that he

should contact the HO and ask them to research the market for a closer match of color. **Chairman Suvanich will follow up with HO to request a closer color match to the designated PC color for decking.**

- D. R13-043, Suzanne & Frank Mynard, 1250 Prairie Trail, Lot# 52, dated 10/2/2013. Frank Mynard presented his request for a project application to install 7 spice bushes. The purpose of the planting is to assist the swale in directing water away from their property and the bushes will be 6ft – 12ft tall at maturity. The application was accompanied by a plat of survey and neighbor comments. **Chairman Suvanich requested that an approval letter be sent to the HO.**
- E. R13-044, Cheryl & Leo Dorsey, 1591 Amos Bennett, Lot# 309, dated 10/01/2013. HO is requesting to replace their Autumn Purple Ash tree with an Autumn Blaze Maple in the same location. Their current tree is infested with emerald ash borers and needs to be destroyed. The application was accompanied by neighbor comments and a plat of survey. They estimate that the tree will grow 40ft – 50ft high and 20ft – 30ft wide. The anticipated planting is in two weeks at the earliest and Spring 2014 at the latest. **Chairman Suvanich requested that an approval letter be sent to the HO.**
- F. R13-045, Daniel & Michelle Anselmo, 1581 Amos Bennett, Lot# 308, dated 9/19/2013. HO is requesting to change out two rotted wooden windows, same dimensions and no change in appearance. **Chairman Suvanich requested that an approval letter be sent to the HO.**
- G. R13-046, Paul & Kathy Suvanich, 1000 Shooting Star, Lot# 330, dated 10/02/2013. HO is requesting to replace a dead crab tree with a lavender twist weeping red bud. The application was accompanied by a picture, plat of survey and neighbor comments. At maturity the tree will be 6ft – 8ft high and 8ft – 10ft wide. **ARC members requested that an approval letter be sent to the HO.**

New Violations

None

ARC Action

None.

Other Agenda Items

Chairman Suvanich stated he gave Dave Carpenter old violation letters to cull for material to create ARC FAQ article for Meadowmix publication. The current focus for the article will be about mailboxes. Chairman Suvanich also reported that he has been getting copies of violation letters sent to HOs from Heather McArthur of Premier Management. Dave Carpenter polled members for any other news to contribute to the publication, but nothing was forthcoming.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, November 06, 2013. The subsequent meetings of 2013 are as follows:
December 04.

Adjournment

Chairman Suvanich made a motion to adjourn the meeting at 8:28 p.m, seconded by Dave Carpenter. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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