

Architectural Review Committee

November 06, 2013

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association held a meeting on Wednesday, November 06, 2013 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Suvanich called the meeting to order at approximately 7:08 p.m.

ROLL CALL

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

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

Absent: Bob Gjerdingen (PCHOA Board Liaison),

Homeowner Forum

None.

Minutes

A motion was made by Sandi Morris to approve the October 02, 2013 meeting minutes as presented, and seconded by Maryanne Natarajan, the motion was carried unanimously.

Old Business

Pattern Book Project

Chairman Suvanich stated that he has not met with Suzanne Mynard as of yet, but it is his intent 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.
11/06/13	Chairman Suvanich to follow up with HO.

- B. 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.**

11/06/13 Chairman Suvanich and Rod Berry followed up with the HO to review additional samples and it was determined that Seaside Gray was the closest color match. **Chairman Suvanich requested that an approval letter be sent to 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 PCHOA meeting one month ago in response to his violation letter. Maryanne Natarajan noted that it appeared the birdhouse height was adjusted lower, but still too high to be compliant. **Chairman Suvanich requested that a reminder letter be sent by Heather McArthur to HO, encouraging him to submit an application.**

New Business

New Review Requests

- A. R13-047, David & Judi Lathrop, 1136 Goldenrod, Lot# 84, dated 11/05/2013. HO submitted an application and map of garden beds on property, requesting to rework existing flowerbeds, clear sod behind the garage and use flagstone for a path. It was noted that since there were no structures higher than 18" or raised flowerbeds, approval was not necessary. **Chairman Suvanich requested that a letter be sent to the HO acknowledging information.**

- B. R13-048, Chris Mallon, 1447 Thimbleweed Road, Lot# 334, dated 10/28/2013. HO submitted an application, plat of survey, neighbor comments and detailed landscape plan. HO is requesting to replace a dying ash tree with a new maple tree. They are also installing numerous bushes, grasses and plants and moving several existing bushes to other spots on their property. Chairman Suvanich sought input from the other members and none was forthcoming. **Chairman Suvanich requested that an approval letter be sent to the HO.**

New Violations

None

ARC Action

Sandi Morris suggested that there is a need to track the approved and/or denied applications in order to reference them in making current and future decisions. She felt it was important to

know who did what and when they did it. She suggested a code and category for each application entered on the tracking sheet in order to easily reference the work being done. Rod Berry referred to such an example in the guideline book. Chairman Suvanich understood the need and felt it was a good idea to know the history of previous decisions, so that the ARC could be consistent with future decisions. He suggested storing the information in the iCloud and scanning the application information, including accompanying documents to store it all together. He offered to put together such a proposal to present it to the PC Board for consideration.

Dave Carpenter thought about mentioning the holiday decoration restrictions in the Meadowmix publication. Maryanne Natarajan noted that holiday decorations were to be removed two weeks after the holiday had passed. Chairman Suvanich noted that there was a mention in the Grayslake Newsletter that basketball hoops should be removed from the parkway and perhaps that might be mentioned in the Meadowmix publication. Dave Carpenter suggested that due to the PC moratorium on basketball hoops, that perhaps it would be better off not mentioned and Chairman Suvanich agreed.

Other Agenda Items

Chairman Suvanich stated he scanned old requests for the purpose of creating a digital file and will give Sandi Morris the hard copies to archive. He noted that he will be absent from the ARC meeting on February 05, and asked that an ARC member step up to run the meeting.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, December 04, 2013. The subsequent meetings of 2014 are as follows: January 08, February 05, March 05, April 03, May 07, June 04, July 09, August 06, September 03, October 01, November 05 and December 03.

Adjournment

Chairman Suvanich made a motion to adjourn the meeting at 7:35p.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.