

Architectural Review Committee

October 01, 2014

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association which held a meeting on Wednesday, October 01, 2014 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairwoman Natarajan called the meeting to order at approximately 7:03p.m.

ROLL CALL

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

Present: Members Joe Marencik and Sandi Morris; Carol Shaffer (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: Members Dave Carpenter and David Husemoller

Homeowner Forum

Robert Twardock of 1345 Calamus presented his request to replace his existing deck with a screened-in porch. The details can be found in New Review Requests.

Minutes

A motion was made by Joe Marencik to approve the September 02, 2014 minutes meeting minutes, and seconded by Sandi Morris; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

None

Previously Discussed Violations

None

New Business

New Review Requests

- A. R14-038, Robert & Joyce Twardock, 1345 Calamus, Lot# 107, dated 10/01/2014. The HO is requesting to replace the current deck (11' x 22') with a screened-in porch (12' x 24'). Member Marencik inquired if the HO was aware of village code requirements for replacing the deck with a screened-in porch, and Twardock replied that more footings were necessary to be compliant. HO noted that WE Builder was their contractor and anticipated completion of this project was December 2014. He further stated that the cedar siding and trim will match the existing material and he introduced the EZE Breeze 4 track clear vinyl windows that will be used with the screens. Chairwoman Natarajan

and others were not familiar with this new product and she requested a product spec sheet to assist in the application. Chairwoman Natarajan polled others for their input and all agreed the application could be approved pending receipt of the needed items.

Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments and product specification sheet.

- B.** R14-039 Nathan & Mayumi Aaberg, 1331 Wild Indigo Court, Lot#212, dated 9/28/2014. HO submitted an application, plat of survey and material specs for installation of short flagstone path walkways in 5 locations and natural patio (9' x 11') at south end of property. Chairwoman Natarajan questioned if patios could be detached from the house and Member Morris consulted the guideline 2.07, which stated that patio must not extend past more than one house line and size should be in proportion to the house. It also stated that excessive walkways should be discouraged. The width of the walkways was the only question unanswered and neighbor comments were lacking. Chairwoman Natarajan polled others for their input and all agreed the application could be approved pending receipt of the needed items. Chairwoman Natarajan agreed to email HO for the lacking items. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments and the width of the walkways.**
- C.** R14-040, Mark & Dawn Gehring, 1032 Harris Road, Lot#218, dated 9/29/2014. HO was submitting an application and product specs for installation of 8 replacement windows with Feldco Almond Replacement windows with full screens (same size and style as existing structure). It was noted that approval was not needed for the exact replacement, however, the vendor was requesting same prior to the commencement of any work. **Chairwoman Natarajan requested that a letter be sent to HO stating that approval was not required because the replacement windows are similar to the original windows.**
- D.** R14-041, Jennifer Ron & Jessica Kalmewicki, 1201 Hedgerow Drive, Lot#123, dated 9/29/2014. HO was submitting an application to change the color of the door to Tudor Brown #63 and trim work to Smoky Ash, both colors selected from the ARC Pattern Book. Chairwoman Natarajan noted that she received the neighbor comments thru email and polled others for their input; all agreed the application could be approved. **Chairwoman Natarajan requested that an approval letter be sent to the HO.**

New Violations

The ARC received an email for a violation at 650 Indian Path concerning a 1.5' x 2' construction firm advertising sign on the HO lawn and it was immediately referred to Premier Management. Another HO noted a 4-sided red split rail fence recently installed at 1177 Hedgerow containing a tree and various weedy growth. It was decided that Premier Management should issue a violation letter. A campaign sign located on the street side of the swale at lot#150 and margin of posting time allowed was questioned if this was in conflict with the guidelines. Sandi Morris consulted the guidelines, which stated that the campaign sign is allowed on HO property two weeks prior to election and must be immediately removed following the election. Since the sign was not on the HO property and well before the two week period prior to election, it was decided that Premier Management should issue a violation letter.

Chairwoman Natarajan reported that Premier Management issued 40 violation letters in September, mostly dealing with painting maintenance, but two HO's challenged the letters and contacted Premier Management directly, which was referred to the ARC. One HO who was cited for an aging roof with curling edges responded with a report from a well-regarded roofing contractor supporting their claim that their roof had five more years of service. One of ARC members saw the roof in question and thought that it was not in horrible condition, but that this was not a functional issue, but rather a subjective one in appearance. Chairwoman Natarajan thought that they could keep an eye on it and give the HO the benefit of the doubt. Sandi Morris thought that PCHOA should reserve the right to revisit the issue should circumstances warrant it and Carol Shaffer agreed to recommend same to the Board.

Chairwoman Natarajan described the second violation letter objection was regarding stairs that were cited for painting, but PM assumed they were wood, and the HO informed them they were cement and no painting was necessary. Premier Management then requested that the HO repair the three chips in their cement sidewalk instead. Chairwoman Natarajan thought that this could be overlooked and asked members for their input, to which everyone agreed. She volunteered to contact PM to override this request.

ARC Action

The (recently approved) construction activity at 1345 Hedgerow had caught the eye of many observant neighbors, namely the imposing amount of stone that was displayed. It was noted that although the submission was approved, the amount of stone in the application was not immediately obvious to the members and it was suggested that perhaps going forward an elevation might be requested for future submissions. It was noted that more stone steps were installed than originally planned, but it was obvious that the HO's were trying to avoid encroachment of the common areas and pulled the project into a steeper part of the lot. It was questioned if foliage could soften the visual impact of all the stonework and the plan indicated that native prairie plantings were scheduled in the Spring 2015. It was noted that the HO is aware of the project's visibility and had made every effort to eliminate construction debris by vigilantly sweeping up.

With the potential guideline revision feedback of 349 HO's deadline of 10/4/14 looming, the comments submitted thus far were addressed. Guideline 2.26 revision dealt with displaying political signs and it was advised that the wording be more definitive, suggesting that "election" should be referred to as "election day" and not include the early/absentee voting period for the two week period of allowance to display such signs. Guideline 3.03, 7 & 8 revision dealt with storage of portable sports equipment, mostly the portable basketball hoops and those objecting to winter storage of such. After much deliberation, it was agreed that the winter storage of portable sports equipment would be confined from 12/1 to 2/28, allowing residents to bring the equipment outside 3/1 to 11/30. Guideline 4.06, 4 revision dealt with outdoor fireplaces and it was suggested that the wording be a more definitive distinction between portable and permanent outdoor fireplaces, and the responding HO's did oppose outdoor permanent fireplaces. Guideline 4.12 revision was misinterpreted by the HO, the resulting comment moot.

It was mentioned that while the guideline 7.02, 5 called for a fine not to exceed \$50/day, the violation letters issued for outdoor storage of campers was \$25/month. Chairwoman Natarajan felt that there was no incentive was provided to comply with the guideline, since it was cheaper to pay the fine than to pay for rental storage. Carol Shaffer offered to speak at the next board

meeting to change this.

Attendance at the next ARC meeting on 11/5/14 at 7:00pm would conflict with a neighborhood event at the Colby Barn that other ARC members would like to attend, but no one could agree on another time, so the original date and time remained unchanged.

Other Agenda Items

Chairwoman Natarajan reported receiving an email from another HO about the red painted porch at 989 Shooting Star that was approved in 2013, which seemed to be in conflict with the guidelines that required all wood porches to be painted the same gray color. Investigation of project R13-024, revealed that the HO had a cement porch that was in disrepair and needed significant patching. They were requesting that in addition to the repair, the texture finish and red painting would disguise the work that had been done. It was agreed at the time of application and again tonight that the guidelines addressed only wooden porches, not cement ones and the approval was validated.

Chairwoman Natarajan reported that Patrick Casey, 1530 Levi Baxter in Village Green emailed the ARC to advise that he was trying to tie into the storm sewer with underground piping and doing landscaping under 3'H inside the same existing footprint. Although the landscaping required no approval, Chairwoman Natarajan asked Joe Marencik for his thoughts about the underground piping and he replied that this was all acceptable and done before.

Next Meeting

The next regularly scheduled meetings of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, November 05, 2014. The subsequent meetings of 2014 are as follows: December 03, 2014; January 7, 2015, February 4, March 4, April 1, May 6, June 3, July 1, August 5, September 2, October 7, November 4, and December 2.

Adjournment

Sandi Morris made a motion to adjourn the meeting at 9:01p.m, seconded by Joe Marencik. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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