

Architectural Review Committee

January 07, 2015

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, January 07, 2015 at 7:00 pm via teleconference due to the severity of the winter weather.

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 Dave Carpenter, David Husemoller, Joe Marencik and Sandi Morris; Carol Shaffer (PCHOA Board Liaison); Colleen Liberacki, recording secretary.

Absent: None

Homeowner Forum

None.

Minutes

Chairwoman Natarajan noted two corrections to the minutes: 1) under page 3, New Violations – 459 Wild Iris Lane should be 1459 Wild Iris Lane and 2) page 4 – “He cited he window” should be “He cited the window”. A motion was made by Carpenter to approve the December 03, 2014 minutes meeting minutes with the aforementioned corrections, and seconded by Morris; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R14-045, Philip Schultz & Karen Inman, 1031 Harris Road, Lot#203, dated 11/10/2014.** Homeowner submitted an application, plat of survey, drawing of proposed driveway extension and neighbor comments for a request to extend their driveway (6’ x 21.6’) to the northern limit of their property. Homeowner stated that purpose of the extension was to accommodate the sharp right turn needed to enter/exit their garage, whose entrance is perpendicular to the street. The guidelines were consulted, which allowed the driveway to be only as wide as the garage and any extension made would be discouraged for additional parking surface. Carpenter thought a member should look over the area before granting approval, due to the size of the extension. Shaffer wondered if a buffer was necessary to the common area this driveway abuts. Husemoller expressed concern about the paving either over or in close proximity to an existing easement. Chairwoman Natarajan offered to ask for more details: 1) was paving over an easement permissible and would request the homeowner to contact county officials, 2) was this amount of impervious surface agreeable, and 3) was 6’ too deep? Husemoller suggested a smaller

driveway extension might serve the homeowner's purpose. **Chairwoman Natarajan will delay decision until additional information is supplied.**

01/07/15 Chairwoman Natarajan met with Philip Schultz, who explained that the new driver in the family could benefit from the extension. The homeowner was requesting only 3', not 6' extension, as originally thought. Carpenter withdrew his earlier objection, but wanted to be sure that the extension would not exceed the width of the garage, which is consistent with the guidelines Husemoller also recommended the letter include mention of the property line on the northern edge. **Chairwoman Natarajan requested that an approval letter be sent to the homeowner.**

Previously Discussed Violations

It was noted that ARC modification request forms were submitted for the violations at 1034 Prairie Trail, red door trim, and drainage furrows running along the front yard and a drainpipe sticking out. (See new business for discussion.)

All members agreed to postpone any immediate pursuit of action of the violation previously reported to Premier Management for a basketball hoop set in cement at 1459 Wild Iris Lane due to a recent family tragedy. Chairwoman Natarajan agreed to contact Premier Management to advise them of this decision.

Husemoller noted that a previous multiple violation letter for 1493 Potawatomi addressed all but the roof issue. Chairwoman Natarajan agreed to contact Premier Management to advise them of this issue and ask for status.

Marencik inquired about the status of the existing red split rail fence that was previously cited for a violation at 1165 Hedgerow Drive, and subsequently denied an approval due to a conflict with PC guidelines. Chairwoman Natarajan agreed to ask Premier Management to contact the homeowner to ask for a status.

New Business

New Review Requests

- A. R14-046, Dave Schwab, 1423 Sunflower Court, Lot# 228, dated 12/08/2014. The homeowner submitted an application and photograph of work already done (by the tenants) requesting approval of the red decking, a change from the original color of gray. All members agreed that the PC guideline Section 2.03 (2) clearly states that all decking (floor) are stained Olympic Pearl Gray, or similar. Marencik noted that the occupant felt that he was in line with the PC guidelines, citing a red cement slab on another home. **Chairwoman Natarajan requested a letter be sent to the homeowner explaining why the request would not be approved, citing PC guideline section 2.03 (2).**
- B. R15-001, Michaela McGill, 1034 Prairie Trail, Lot#70, dated 01/02/2015. Homeowner submitted an application, accompanying letter and photo requesting to maintain the red (Pottery Barn – Barn Red) front door color, but would be changing (in the spring) the surrounding trim to cream/tan to be in compliance with the PC guidelines. Homeowner

apologized for not responding sooner to the repeated violation letters, but does desire to be a good neighbor. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments.**

- C. R15-002, Michaela McGill, 1034 Prairie Trail, Lot#70, dated 01/02/2015. Homeowner submitted an application, accompanying letter, aerial placement photo of proposed drainpipe locations, and photo of 4" pipe cap requesting installations on three sides of their property. The accompanying letter explained that as a result of their recently purchased home, they inherited flooding, water and mold damage which took serious effort to address and they apologized for being remiss in their obligation to apply for a project application and respond to the numerous violation letters. They intend to finish the project in the spring with underground drainage pipes, hiding the drainpipe endcaps and restoring all disturbed landscaping. They advised that they are awaiting neighbor comments as well. **Chairwoman Natarajan requested that an approval letter be held in abeyance pending receipt of written neighbor comments.**

New Violations

Carpenter observed what appears to be a widespread disregard of the new PC guidelines regarding storage of portable basketball hoops. Chairwoman Natarajan advised that she believes Premier Management did a recent neighborhood drive-by inspection and violation letters were issued. She offered to contact Premier Management to verify. Shaffer shared that she alerted Premier Management about a violation concerning a portable basketball hoop and watercraft on display and it has since been put away. She noted individuals may contact Premier Management directly when a violation is noticed.

Other Agenda Items

Carpenter inquired about the proposed ARC initiative to streamline the process for homeowners wishing to replace their ash trees. Shaffer replied that she had presented the idea to the PCHOA Board and they were open to the idea, but referred the idea back to the ARC to flesh out the content and create a blanket letter for distribution to PC Homeowners. She further stated that the PC environmental consultant would provide a list of preferred replacement trees, those that were either hearty or indigenous to the area, which could be posted on the website. Carpenter agreed to draft letter and Shaffer agreed to assist.

Chairwoman Natarajan confirmed that Husemoller and Marencik were working on the research necessary for the outdoor fireplace issue. Joe Marencik said that they would be meeting on Monday and would provide a report at the February 2015 meeting.

Next Meeting

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

Adjournment

Husemoller made a motion to adjourn the meeting at 7:40p.m, seconded by Marencik. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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