

Architectural Review Committee

October 15, 2015

Meeting Minutes

Minutes of The Architectural Review Committee ("ARC") of the Prairie Crossing Homeowners Association, which held a meeting on Thursday, October 15, 2015 at 7:00 pm by teleconference.

CALL TO ORDER

Chairwoman Natarajan called the meeting to order at approximately 7:15p.m.

ROLL CALL

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

Present: Members David Husemoller, Cindy Madson and Sandi Morris; Colleen Liberacki, recording secretary.

Absent: Members Joe Marencik and Rob Callis; Klaus Wisiol (PCHOA Board Liaison)

Homeowner Forum

None

Minutes

A motion was made by Morris to approve the September 2, 2015 meeting minutes, and seconded by Husemoller; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A.** R15-012, Terrill Fisher, 514 Switchgrass Lane, Lot# 13, dated 5/3/2015. The homeowner submitted an application along with a plat of survey for a request to install a 4' x 6' red stained deck with 4x4 support beams, 3'H railings and stairs leading to the ground with white lattice work between the raised deck and ground. Also being requested was a 3'H white sectional picket fence installation with corner supports 6x6 in courtyard style. Chairwoman Natarajan remarked on the lack of picture or detailed plan/drawing of the deck, fence and associated materials. Neighbor comments were also missing. Marencik agreed and would like to see elevations of the fencing and deck and that the deck must be stained gray, per the guidelines. Husemoller noted that this location was a meadow lot and a courtyard fence orientation was all that was allowed and the maximum height allowed was 36". **Chairwoman Natarajan requested that Husemoller communicate to the homeowner the concerns and request for additional information in order to complete this request.**

06/03/15 Husemoller reported that he attempted email on two occasions (5/6 & 6/1/15) to the homeowner with the request for additional information, however, it has gone unanswered. **Chairwoman Natarajan requested**

- the ARC send a letter that further consideration of this application is being held in abeyance pending receipt of requested information.**
- 06/24/15** Chairwoman Natarajan advised that they were anticipating a homeowner response, and the homeowner was possibly expected at tonight's meeting.
- 08/05/15** Husemoller advised that nothing had been received from homeowner, despite numerous contact attempts, and Chairwoman Natarajan determined that a non-approval letter should be sent. **Chairwoman Natarajan requested that a non-approval letter be sent and removing this request from active status.**
- 09/02/15** Chairwoman Natarajan advised that there was communication from Premier Management that reported a phone call from the homeowner in response to the non-approval letter and the homeowner's wording indicated that the project was nearly complete; a picture was later submitted. Marencik advised that he had received complaints from other neighbors that this fence and deck were erected without permission and was non-compliant, especially so since one neighbor had his own similar fence project declined a few years back. Marencik stated this lot would require a courtyard fence, and the illegal addition of the deck extended the house lines into the shape that a courtyard fence would be feasible.
- Chairwoman Natarajan noted that there was no current submission, since the approval was declined due to its incompleteness. Husemoller felt that the guidelines were ambiguous in detailing the requirements, although he could understand why other neighbors would be upset. **Chairwoman Natarajan felt that this should be referred back to Premier Management for a new application, neighbor comments, plat of survey, elevations, etc. It was also noted that the caps on the fence posts and railings were not the PC style as well.**
- 10/07/15** Terrill Fisher attended the meeting to discuss the details of her completed project, although approval was yet to be given. She apologized for her lack of response due to extensive traveling, internet, family and health issues. She further explained her complete misunderstanding of the guidelines and lack of permits or approvals, as she had never encountered these requirements prior in any other place she had lived. She furnished nine photos of the deck and fencing along with descriptive measurements and materials and indicated she relied on the expertise of her brother and the builder to complete the project without the proper permitting. Chairwoman Natarajan advised that the ARC's purpose was to ensure that the structure was compliant with the PC aesthetics and had no responsibility in the area of structural or building code issues. Terrill further shared that she redirected the sump pump discharge to the front swale, although this was not mentioned in the original application. She stated she was willing to make concessions in order to achieve peace with the ARC.

There was concern about the erosion the sump pump discharge would cause and was asked to place stone at the discharge site to avoid this from

happening. Marencik also indicated that the railings style on the deck were not consistent with the railings on the front porch and would have to be redone, to which Fisher consented. The previously cited solar lights were since removed, as well as the blowing debris into the common area. Fisher also consented to staining the deck a Pearl Gray, as well as painting the fence white. **Chairwoman Natarajan sought input from members present, and it was agreed that approval was pending on addressing the sump pump discharge, replacing deck railing spindles to be consistent with front porch railings, caps on railings, deck color to be painted Pearl Gray and fence and railing painted to match existing trim color. Approval was anticipated at the next meeting, when a quorum could be reached.**

10/15/15 Chairwoman Natarajan summarized the facts of the application along with the recent homeowner presentation. There was some deliberation about approving an application on a project that proceeded without the prior necessary approval, however, it was determined that the project would be in compliance, if the homeowner did make the necessary modifications. At that point, the committee agreed to approve the application with the above-mentioned modifications. **Chairwoman Natarajan requested that an approval letter be sent to the homeowner.**

Previously Discussed Violations

None discussed.

New Business

New Review Requests

- A. R15-031, Jaak & Paula Jürisson, 1430 Tumbleweed Road, Lot# 360, dated 10/06/2015. Homeowner submitted an application along with color sample and neighbor comments for a request to repaint their house HGTV color Butter Up #SW6681. Chairwoman Natarajan solicited input from members present and all were agreeable with the color choice. **Chairwoman Natarajan requested that an approval letter be sent, pending final decision reached with quorum at next meeting.**

10/15/15 Chairwoman Natarajan polled members present for their input and all were agreeable with the paint color request. **Chairwoman Natarajan requested that an approval letter be sent to the homeowner.**

- B. R15-032, Jason & Rory Rizzo, 1358 Coneflower Road, Lot# 167, dated 10/07/2015. The homeowner submitted an application along with plat of survey and neighbor comments requesting to expand their driveway 13' to the left and 2.5' to the right, along with a 1.5' wall on each side. The PCHOA guidelines were consulted and section 2.08, item# 3 specifically stated that the driveway should not exceed the width of the garage. All members were polled for their input, and agreed to decline approval of the project application. **Chairwoman Natarajan requested that a letter be sent informing**

homeowner that their project could not be approved, pending final decision reached with quorum at next meeting.

10/15/15 Chairwoman Natarajan polled members present for their input and all were in agreement that this could not be approved. **Chairwoman Natarajan requested that a letter be sent informing homeowner that their project could not be approved.**

C. R15-033, John & Corri Kolb, 1423 Sunflower Court, Lot# 228, dated 10/06/2015. The homeowner submitted an application along with neighbor comments, plat of survey and photos of a proposed round firepit 10" deep, 4'4" wide comprised of Aztec stone product. The project itself was not in question, however the status of ownership was, and therefore the propriety of which party should submit the said application. John Kolb advised in his application that the home was sold under a land contract, closing deed in 2017 from David and Barbara Schwab, who do approve of the proposed project, per their email. It was suggested that Heather McArthur of Premier Management be consulted on how to proceed and what was required to be compliant. **Chairwoman Natarajan requested that Heather McArthur of Premier Management be contacted for guidance on how to proceed if the ARC approved this project.**

10/15/15 Chairwoman Natarajan advised the group that Heather McArthur of Premier Management believed that Schwab (seller) met the requirements of written communication via email and that would complete the application. Madson did note that there should be some attention paid as to how close a fire pit was located to the common area or other structures, due to a potential fire hazard created by strong winds, to which Morris agreed. It was noted to include this item in the guideline revisions. Chairwoman Natarajan polled members present for their input and all were in agreement that his could be approved. **Chairwoman Natarajan requested that an approval letter be sent to the homeowner.**

New Violations

No new violations to report.

Other Agenda Items

None reported.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, November 4, 2015. The last meeting of 2015 will be December 2.

Adjournment

Chairwoman Natarajan adjourned the meeting at 7:34p.m.

Colleen Liberacki, Recording Secretary

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