

Architectural Review Committee

September 06, 2017

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, September 06, 2017 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Chairman Husemoller called the meeting to order at approximately 7:04p.m.

ROLL CALL

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

Present: Members Krista Braun and Dave Siebert; David Carpenter (PCHOA Board Liaison) and Colleen Liberacki, recording secretary

Absent: Members Cindy Madson and Sandi Morris

Homeowner Forum

Lou Gebler (also a PC homeowner) for his daughter, Jessica Crosbie, Rick Cummisford, Doug and Persephone Nerge, Giancarlo Profenna and Brian Fleming (with a roofing application question); details of their application requests to be found under New Review Requests.

Minutes

A motion was made by Braun to approve the August 02, 2017 meeting minutes, and seconded by Husemoller; the motion was carried unanimously.

Old Business

Previously Discussed Review Requests

- A. R17-028, Celeste Breen, 1486 Colbee Benton, Lot# 271, dated 6/7/2017. The homeowner submitted an application for an exterior modification request to change the color of their house siding to dark blue and front door to pink (swatches submitted). All members agreed that colors submitted were not in keeping with the character of community. Per Section 2.02 of the PCHOA Association Guidelines, proposed colors shall conform to the Prairie Crossing color scheme palette. The color palette is based on the colors historically used within Prairie Crossing. Also, the application form was incomplete, needing written neighbors’ comments and the desired color swatch with manufacturer’s name and paint number/name. **Chairman Husemoller requested that a letter be drafted and reviewed before sending to the homeowners indicating the ARC decision.**

6/28/17 Chairman Husemoller furnished a written response from the homeowner, who indicated that 1371 Osage Orange house had a nearly identical color (blue siding) to what she was requesting, and that there was orange, purple and bright yellow doors “all over PC”, which justified her selection. The

homeowner stated the requested colors were Blue Fedora Vr087q for the siding and Kissable Pink r14 for the front door, which her painter would personally mix. One neighbor comment approved only the siding color, but there still needed at least one more neighbor comment. The Blue Fedora was a much darker color than the 1371 Osage Orange house, but less offending than the Kissable Pink front door color and the members would be willing to grant the siding color as a compromise.

Members present felt that the presence of other nonconforming door colors was not a logical reason to approve this request, but rather a reason to advise Premier Management to pursue any other violations in regards to this standard. Again, consulting the guidelines Section 1.00, Item# 1, it was stated that colors chosen would reflect high standards and visible aesthetics of Prairie Crossing and it was of the ARC opinion that they would adhere to the guidelines. The members were further concerned that this highly visible color was not within the PC precedent or palette.

Chairman Husemoller requested that a second letter be drafted and reviewed before sending to the homeowners indicating the ARC decision.

8/02/17 Morris furnished an email from John Breen which contained photos of a paint chip compared to the desired color on the home at 1371 Osage Orange, which looked lighter than the Blue Fedora Vr087q paint chip previously supplied with the original request. Breen also mentioned an 8/21/17 desired deadline. After much discussion, it was decided that 1) Morris would confirm the name/number of the color and manufacturer of the paint chip that was supplied in the emailed photos; 2) the homeowners request comments from the neighbor that resides directly on the other side of their home (in addition to the neighbor on the other side previously submitted), or at least show proof of their attempt to do so and 3) ARC would await an alternate selection of the previously submitted front door color request. **Members agreed that an approval letter should be sent to the homeowners, pending receipt of the requested information.**

9/06/17 The approval letter for the siding color was sent on August 07, with the stipulation that the homeowner resubmit an alternate color for the front door. It was reported on 8/30/17 that Premier Management issued a violation letter in response to a driveby inspection revealing that the front door was painted hot pink. The homeowner has 10 days to cure the violation.

- B. R17-036, Frank & Suzanne Mynard, 1250 Prairie Trail, Lot# 52, dated 7/3/2017. The homeowner submitted an application and color printouts for the installation of a patio, (29' x 31'), using either Brussels Block pavers, Limestone color material for the pavers/bricks or Westport pavers, Granite color per the printout samples provided along with neighbors' comments and a plat of survey showing placement. Additionally, there would be boxwood shrubs surrounding the patio (maximum height – 3'). **Members requested that an approval letter be sent to the homeowners.****

9/06/17 The Mynards have decided to reduce the size of their patio from '540 s.f. to '340 s.f. and they submitted a drawing detailing same. All other details

remain the same.

- C. R17-038, Greg Nosan & Brandon Ruud, 1361 Calamus Lane, Lot# 109, dated 7/24/2017. The homeowners submitted an application for three exterior modification requests: 1) to repaint exterior front door Benjamin Moore Cochineal Red CW-330; 2) plant new shrubs in front and side yards: Oakleaf Hydrangea, Snowberry, Spicebush and Button Bush, and 3) replace front walkway, materials to be determined. Color photos of desired paint chip, landscape placement drawing and neighbors' comments were also submitted. Members were in agreement with the door color choice, but requested the mature height of the desired shrubs and the necessary dimensions/detailed materials to be used for the walk way prior to approval of the third project. **Members requested that an approval letter be sent to the homeowner, pending receipt of additional information.**

9/06/17 The homeowners submitted the mature height of the: Snowberry – 3'Hx6'W; Oak Leaf Hydrangea - 6'Hx4'W; Spicebush - 12'Hx12'W; Buttonbush - 12'Hx12'W. The homeowners also submitted manufacturer details for the proposed sidewalk: 125 s.f., with Brussels Sandstone Unilock pavers. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

Previously Discussed Violations

See Other Agenda Items.

New Business

New Review Requests

- A. R17-040, Rick & Erin Cummisford, 872 Blazing Star Road, Lot# 170, dated 9/01/2017. The homeowner appeared before the committee and submitted an application and color printouts for the installation of a patio, (338's.f.), using gray Rivenstone styled concrete pavers, Unilock paver system (color per the printout samples provided), in addition to a 16" seating wall, all located next to the garage off the porch and house, along with neighbors' comments and an area drawing showing placement. Additionally, there would be lattice panels extended off the house along the patio (maximum height – 6', photo sample included) and placement of a proposed hot tub on the patio to the side of the existing porch. He further noted that there would be an 8'x8' concrete pad under the pavers to act as a solid foundation for the hot tub. The members requested that the manufacturer specs of the hot tub be furnished before approval could be given. **Chairman Husemoller requested that an approval letter be held in abeyance pending receipt of hot tub specifications from the homeowners.**
- B. R17-041, Douglas & Persephone Nerge, 1342 Coneflower Road, Lot# 165, dated 9/05/2017. The homeowners appeared before the committee and submitted an application, plat of survey, elevations, detailed blueprints, floor plans and photos for the addition of a screened-in porch, (12' x 16' x 20'H). It will connect to the existing rear side of the home at the site of the existing three sliding glass doors, and the maximum roof height distance will be no less than 12" from the second-floor bottom window sash. The materials will be matching the existing Hardy Board as well as the trim, railings, posts doors, existing roofing material and Veranda ArmorGuard Seaside Gray composite decking will match the existing front porch as well. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**

- C. R17-042, Giancarlo & Lisa Profenna, 1472 Prairie Trail, Lot# 36, dated 7/24/2017. The homeowner appeared before the committee and submitted an application for the installation of an Almost Heaven Canopy Barrel Natural Cedar Sauna (96"Lx72"Wx77"H), which will sit in the backyard directly behind the house in a nook on a 6'x8' bed of red gravel (which is already used on the driveway and front door path) and will include a set of stairs off the deck to access the sauna. The sauna is not intended to be visible on the east neighbor's side, which is already screened with existing pines, trees and brush. Also submitted were placement drawings (which indicates location within house lines), extensive manufacturer's specifications and neighbors' comments. **Chairman Husemoller requested that an approval letter be sent to the homeowners.**
- D. R17-043, Gary Zipfel, 1551 Penstemon Court, Lot# 251, dated 8/27/2017. The homeowner submitted an application, plat of survey, pond/walkway photo and neighbors' comments in response to a violation letter for the installation of a 2200 gallon Koi pond, approximately 15'-18" deep, which would include 5 pond lights (4.4 watts), controlled by a twilight sensor in the SW corner of their lot. This pond also includes a 28"H waterfall feature. It was not clear where the placement of the lighting was and the placement of a paver walkway was not mentioned in the application, only shown in the photo. Chairman Husemoller will contact the homeowner to obtain the additional information before approval could be granted. **Chairman Husemoller requested that an approval letter be held in abeyance pending additional information from the homeowner.**
- E. R17-044, Jessica Crosbie, 1176 Hedgerow Drive, Lot# 143, dated 9/01/2017. The homeowner was represented by her father, Lou Gebler (also a PC homeowner) who appeared before the committee and submitted an application for a roof replacement with a different color, switching from red to Pewter Gray by Landmark Certaineed Designer shingles. Also submitted was the actual material sample, neighbors' comments and a roofing proposal and plan. Gebler stated that the colors of the immediate neighboring roofs were not the same as the desired replacement and the existing house color was white. **Chairman Husemoller requested that an approval letter be sent to the homeowner.**

New Violations

See Other Agenda Items.

Other Agenda Items

Brian Fleming wanted to be prepared to submit a complete application for an exact roof replacement and asked for some details, which were given.

Much discussion was devoted to the frustration of some members regarding a number of homeowners perceived to be disrespecting the approval process and the ARC by either going ahead with projects on their own or skirting the Guidelines/ARC verdict even if they do apply. A question also had been raised about how active and supportive the Board and Premier are in following through on homeowner violations. Carpenter assured the ARC members that the Board fully backs their approval process and recommendations and consistently enforces, through

Premier, the guidelines and penalties. He shared a note from Premier that there have been 88 violation letters and \$2,250 in fines issued in 2017 through August, with a total of \$5,511 in fines still due including carryover from prior years. President Shaffer sent home-baked cookies and a note of gratitude to the ARC expressing appreciation for their time and efforts in helping the residents understand and follow the guidelines.

Siebert wondered how stringent the compliance with the guidelines should be, as he cast a look at his own home and then the neighbors, noting numerous minor violations that could be reported. He thought that an article in the MeadowMix might be helpful to gain support from the homeowners. Chairman Husemoller thought the ARC role should be one of education and guidance to maintain compliance with the guidelines and suggested that the "Violations" item should be permanently removed from the ARC agenda. He felt it was up to those who noticed the violations that should report them to Premier Management, not the ARC. Braun agreed as well, stating that the ARC role should be about preserving the character of the community. It was noted that there was some room for individual expression of homeowners' tastes, and that there was a wide range of acceptable color palette and styles to allow for that. It was also noted that the guidelines were in place to guide the homeowners and ARC in making choices that would be compliant with the character of the community and people should be aware of this when purchasing a home in Prairie Crossing.

A motion was made by Siebert to remove the "New and Previous Violations" items from the meeting agenda, and seconded by Braun; the motion was carried unanimously.

Braun also noted that her husband attempted to call in a violation and was told by Premier Management that he would have to appear in executive session to register the complaint, which seemed inconsistent with how complaints were previously handled, which was a phone call and a possible email furnishing the necessary photo. Carpenter offered to look into this particular event.

Chairman Husemoller thought there should be a positive way to send a message to the community about compliance, and that the ARC was here to help the homeowners achieve approval for their project applications as well as strike a balance between preserving the character of the community and the expression of homeowner individuality. Carpenter suggested that Chairman Husemoller convey the desired message in the next ARC Notes for the MeadowMix publication in coordination with Carol Shaffer, who also will be addressing the topic in her board president's column, and he agreed.

There was a mention made that a new ARC member be recruited since there was an opening and Carpenter offered to bring it up at the Board meeting again. He noted that a mention was made in the last MeadowMix publication, but perhaps it was too particular about what was necessary to fulfill the duties.

Next Meeting

The next regularly scheduled meeting of the ARC will be at the Yellow Farmhouse at 7:00 p.m. on Wednesday, October 4, 2017. The following meetings will be: November 1 and December 6, 2017.

Adjournment

Chairman Husemoller made a motion to adjourn the meeting at 8:58p.m., seconded by

Braun. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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