

Architectural Review Committee

October 04, 2017

Meeting Minutes

Minutes of The Architectural Review Committee (“ARC”) of the Prairie Crossing Homeowners Association, which held a meeting on Wednesday, October 04, 2017 at 7:00 pm at the Yellow Farmhouse, 32400 N. Harris Road, Grayslake, IL.

CALL TO ORDER

Member Cindy Madson called the meeting to order at approximately 7:01p.m.

ROLL CALL

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

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

Absent: Chairman Husemoller

Homeowner Forum

Rick Cummisford, Michael Eion, Bryan Fleming, Doug and Persephone Nerge and Dan Surowiec were present; details of their application requests to be found under New and Previously Discussed Review Requests.

Minutes

A motion was made by Braun to approve the September 06, 2017 meeting minutes, and seconded by Siebert; 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.

10/04/17 Madson read a letter from the Breen homeowners to the ARC members, restating their desire to keep the door color hot pink. They claimed it resulted from a miscommunication with their painter and they did not have the time to have it repainted and would now like to keep the color. They stated that there were other homes (7 or 8) in the community that had bright color doors and felt that if they were not issued violations, they must have been approved, (referencing their viewing access to the PM violation logs). Members were upset with the Breen letter due to the inappropriate pressure being applied from an active Board member. Although the guidelines state reference to a "color palette book", the book

is now out of circulation, which guided them in the decision-making process, and somehow, 350+ households do get the drift of the acceptable color palettes for Prairie Crossing. However, Dave Siebert felt that door colors are a small bit of self-expression, like wearing a brightly colored tie with a suit. None of the members present were comfortable making a recommendation to the Board to change the guideline wording in order to approve this color choice and have tabled this decision until Chairman Husemoller could read the letter and chose to respond to the homeowner or not. Carpenter was advised to tell the Board that the ARC would consult with them about a temporary reprieve regarding changing the guidelines and holding off on the enforcement of the violation. No one wanted to be the “door color police”, but felt that they were put in a difficult position by one Board member flouting the rules. Morris consulted guideline 2.02, Item #2 which stated that the colors must conform to the Prairie Crossing color palette of historically used colors.

- B. R17-017, Christine & Robert Kulagowski, 1387 Osage Orange Road, Lot# 25, dated 5/03/2017. The homeowners submitted an application for an exterior door addition to the north side of their house, west of the garage doors, along with neighbors’ comments and an elevation. They indicated that the door would be 36”W x 6’8”H, however there were no images, brochures, manufacturer’s name or model number furnished of the desired door. It was questioned if a survey was needed to see where the orientation of the home and door was positioned on the property. Chairman Husemoller will email the homeowner to ask for the necessary information before the ARC would approve the application. **Chairman Husemoller requested that an approval letter be sent to the homeowners, pending receipt of required information.**

10/04/17 Patsy Welch submitted the requested information on behalf of the homeowners and noted a slight change to the steps, due to a building code requirement. Instead of just stairs with a railing, there will be a 5’11” wide by 3’ deep landing (Trex composite decking) outside the requested door and the two steps will follow. Included were elevations, site plan, Thermatru manufacturer’s specifications and photo of a proposed single door (36”Wx6’8”H), with a clear glass pane, painted Burgundy color, same as their existing front door. All members polled for their input were satisfied with the furnished information. **Member Madson requested that an approval letter be sent to the homeowners.**

- C. 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’s 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.

10/04/17 Rick Cummisford was present to answer any additional questions, as they were anxious to get their project started. Madson received an email with the details of the Jacuzzi Model J310 Brand hot tub, photos, manufacturer's specifications, dimensions of 84"x84"x36", with brown composite skirting and a porcelain white shell. They stated they will need a professionally installed 230v 60amp circuit. All members polled for their input were satisfied with the furnished information. **Member Madson 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.**

10/04/17 Chairman Husemoller visited the homeowner's pond site previously and reported via email that the Zipfels made some changes in response to the ARC's concerns: He exchanged the tall floppy grasses around the pond to lower profile native flowers. Also, they changed something with the pump and electrical connection to improve how it looks. Zipfel said that he intends to screen the small electrical outlet (with rock or more plants) so that it doesn't stand out so much. He further agreed upon his request, to phase the lights out earlier, to 11:00 as opposed to having them on all night. Zipfel also decided to commit to not having lights outside of the water. Lights in the water shine down, not up into the tree. The pond appeared to be 2' - 3' in depth.

Dave Siebert offered to go take a look at it, and other members had additional questions about the accuracy of the description as presented, the grading changes and most of all - the explanation that an "ex-board member" and "ex-ARC member", unnamed, told the Zipfels they did not need approval. Morris recalled that not only was it installed, but was later expanded before being cited as a violation. Madson recalled questioning the existence of an application for the pond, which she could observe from the street. It was reported that former ARC member, Marencik insisted there was an application, however, research on Morris' part in November 2015 failed to turn one up. These members felt this violation was about asking for forgiveness after the fact, rather than following the guidelines. Braun consulted the guidelines, and not much criteria was given for ponds.

Discussion ensued about the water run-off consequences for other neighbors. Members were well aware that the outcome of this decision would be precedent-setting, since an application was only generated as a response to a violation letter and how it was treated might affect future decisions. All members, save one, were reluctant to approve the application and would refer this back to Chairman Husemoller. One ARC member felt that the Zipfels had been working to rectify the situation and bring it into compliance as evidenced by submitting an application to the ARC, making changes to appease the neighbors' concerns, thereby meeting the criteria set forth in the guidelines.

New Business

New Review Requests

- A. R17-045, Chuck & Karla Boucek, 1337 Calamus Lane, Lot# 106, dated 10/04/2017. The homeowner submitted an application, neighbor's comments, plat of survey and blueprint, requesting that their first floor laundry room window be removed and replaced with siding that matches their current siding. There will be no replacement window. No one was sure what the current siding material was (vinyl, cedar, hardy board, etc.), but since this window was in a cove not facing the street, they felt confident the result would be acceptable. All members polled were in agreement to approve the application. **Madson requested that an approval letter be sent to the homeowners.**
- B. R17-046, Michael Eoin & Lillian Buckley, 1368 Wild Indigo Road, Lot# 185, dated 10/02/2017. The homeowner appeared before the committee and submitted an application, neighbors' comments, plat of survey, elevations, manufacturer's specifications and pictures for the addition of 34 S-Energy (SN 60-cell) solar panels to be installed on the roof of their house, in the east – west direction and would cover about 21' x 26' of roofing space. They cited that the contractor doing the work also did a fine job at 884 Blazing Star Road. All members polled were in agreement to approve the application. **Madson requested that an approval letter be sent to the homeowners.**
- C. R17-047, Dan & Victoria Surowiec, 912 Blazing Star Road, Lot# 169, dated 10/04/2017. The homeowner appeared before the committee and submitted an application for the replacement of their front door with sidelights. Also submitted were the neighbors' comments, picture of their present door and the Farmhouse Ashville Left-Hand Inswing Chestnut Stained Wood (64"x80") replacement door, model#M4410-123612-CT-4ILH along with manufacturer's specifications. All members polled were in agreement to approve the application. **Madson requested that an approval letter be sent to the homeowners.**
- D. R17-048, Bryan Fleming, 538 Bluestem Lane, Lot# 10, dated 9/30/2017. The homeowner appeared before the committee and submitted an application, plat of survey, neighbors' comments and the actual sample of Owens Corning Oakridge Architectural shingles, Flagstone color. This is meant to be an exact replacement, using the closest color material available and was requesting the appropriate letter in order to obtain the permit. All members polled were in agreement to approve the application. **Madson requested that an approval letter be sent to the homeowners.**
- E. R17-049, Douglas & Persephone Nerge, 1342 Coneflower Road, Lot# 165, dated 10/04/2017. The homeowners appeared before the committee and submitted an

application, plat of survey, neighbors' comments, manufacturer's specifications, site plans and photos for the addition of a Hot Spring spa, Vanguard model with a Monterey Gray cabinet and Ice Gray shell, (7'3"x7'3"x3"H) to be installed on a 7'9"x7'9" concrete slab outside their previously proposed screened porch, adjacent to their requested paver patios 42 sf. and 80 sf, which will also have a 4'L seating wall, 20"H. A gravel apron will be installed in a 1'- 2' margin surrounding the concrete slab and tall native prairie grasses would be planted to the north and east to ensure privacy for them and their neighbors. Carpenter inquired the details of handling the hot tub saltwater drainage, to which the homeowners replied that they would take responsible measures not to inflict damage doing so. There was no information submitted about the paver patio material, to insure it matches the existing patio and seating wall. All members felt upon receipt of the patio details, they were willing to approve the project application. **Madson requested that an approval letter be sent to the homeowners pending receipt of the paver patio manufacturing details.**

Other Agenda Items

Once again, 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. It seemed to be a matter of asking for forgiveness, rather than following the process as outlined by the guidelines, and rarely did a consequence result. As previously mentioned under "Old Business", members acknowledged that the color palette no longer exists and that the remaining wording in 2.02 was vague. This had prompted email discussions prior to tonight's meeting, initiated by Premier, to hold off sending violation letters for other doors pending further discussion with the Board.

A question also had been raised about recourse if the homeowner refuses to pay the fines, if in fact PCHOA can place a lien on the property to claim them. Carpenter was not sure, but would inquire. He would also relay to the Board about the pressure they were receiving to approve an application for the pink front door, after they declined approval of same.

Madson would like to add an agenda item for the November meeting: clarify the duties of each ARC member to follow up on completed projects, so that they may be closed out on the tracking sheet and verification that the homeowner stayed true to the application details.

Carpenter relayed the wishes from President Shaffer for a new protocol when revising the guidelines. He asked that the actual guideline document not be used as the format for the revisions, but to copy and paste the existing item# or section and show the proposed revisions in comparison on a document separate from the guidelines itself. The revisions would then be submitted to the PCHOA Board for their approval/editing and after that would be given to the recording secretary to make the changes. This would eliminate multiple copies in circulation, but also be easier to evaluate and study the proposed revisions. He inquired about a reasonable timeline, to which members replied that the preference was to handle this task in November or December at the earliest, as the project application requests slow down.

Next Meeting

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

Adjournment

Madson made a motion to adjourn the meeting at 9:38p.m., seconded by Siebert. The motion was carried unanimously.

Colleen Liberacki, Recording Secretary

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