

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
April 9, 2014 6:30 pm**

A meeting of the South Riding Proprietary Covenants Committee was convened this day.

**MEMBERS PRESENT: Craig Garant, Chair; Stephen Faseru; Karen MacDowell**

**STAFF PRESENT:**

Rebecca Lyons, Director of Facilities and Community Service;

Kelana Latimer, Acting Covenants Manager

Irene Anderson, Covenants Inspector

**OTHERS PRESENT:**

Various residents

**ABSENT:** Dario Valli, Vice-Chair; Barath Prabhakaran; Ram Kuppuswami; Kellee Herrera

Note: unanimous votes exclude absent Committee members

**CALL TO ORDER**

Mr. Garant called the meeting to order at 6:49 P.M. and asked if anyone would be recording the meeting. No one reported recording.

**EXECUTIVE SESSION**

Mr. Garant unanimously **MOVED** into Executive Session at 6:50 P.M. to discuss appeals and rules hearings.

**EXIT EXECUTIVE SESSION**

Mr. Garant unanimously **MOVED** to exit Executive Session at 7:04 P.M.

**ACTION TAKEN POST EXECUTIVE SESSION**

Appeal – 25588 Creekmore Terrace – Deck

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to grant the appeal. The motion **PASSED** unanimously.

Appeal – 25489 Beresford Dr - Shed

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to uphold the Committees original decision. The motion **PASSED** unanimously.

Consent Agenda: Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve Consent Agenda as presented. The motion **PASSED** unanimously.

**APPROVAL OF MINUTES**

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the minutes from the March 19, 2014 as presented. The motion **PASSED** unanimously. Ms. MacDowell and Mr. Faseru abstained.

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

Mr. Garant did not provide a report outside of the agenda.

Board Liasion Report

Mr. Kuppuswami was not present.

Staff Report

Ms. Lyons had no report outside the agenda.

**OWNER APPLICATIONS FOR REVIEW/DECISION**

Address: 25251 Easterwood Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25376 Ashbury Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25405 Bradshaw Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio as submitted. The motion **PASSED** unanimously.

Address: 25526 Gove Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for roofing as submitted. The motion **PASSED** unanimously.

Address: 25581 Quits Pond Court

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for roofing as submitted. The motion **PASSED** unanimously.

Address: 25588 Creekmore Terrace

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio as submitted. The motion **PASSED** unanimously.

Address: 25708 Howerton Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25721 Howerton Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25838 Kirkwood Square

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25945 Hartwood Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25973 Buser Court

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio/landscaping as submitted. The motion **PASSED** unanimously.

Address: 25989 Rachel Hill Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26142 Murrey Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for roofing as submitted. The motion **PASSED** unanimously.

Address: 26176 Lands End Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a walkway as submitted. The motion **PASSED** unanimously.

Address: 42280 Magistrate Ct

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio as submitted with the color sample submission. The motion **PASSED** unanimously.

Address: 42460 Flemming Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio, fireplace, landscaping as submitted. The motion **PASSED** unanimously.

Address: 42683 Leaflet Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to remove shutters as submitted. The motion **PASSED** with (2-1-0). Garant opposed.

Address: 42815 Freedom Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42990 Tippman Place

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 43226 Chase St

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck and a storm door as submitted. The motion **PASSED** unanimously.

Address: 43408 Edgewater St

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for tree removal as submitted. The motion **PASSED** unanimously.

Address: 43531 Laidlow St

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43538 Hubbard Sq

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 43701 Lambert Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a screened-in porch and a deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43728 Biddle Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for an exterior decoration as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26066 Kimberly Rose

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a landscape border as submitted. The motion **PASSED** unanimously.

*Revision - 43244 Lighthouse – Fence:* Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the addendum to revise plans as dictated by NOVEC for proposed fence. The motion **PASSED** unanimously.


### **MATTERS FOR DISCUSSION**

Design and Maintenance discussion – Rebecca insert text here.

### **ADJOURNMENT**

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 8:40

The next meeting will be held at SRC on April 23, 2014 at 6:30 p.m.

Signed:  Date Approved: 5/14/2014

Craig Garant, Covenants Committee Chair