

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
April 13, 2016 6:30 pm**

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

**MEMBERS PRESENT:**

Karen MacDowell, Vice Chair  
Stephen Faseru  
Kip Lowe  
Andrea Arvelos  
Gary Smith (Board Liaison)

**STAFF PRESENT:**

Kristi Felouzis, CMCA, AMS, Covenants Manager  
Grace Hogue, Covenants Inspector

**OTHERS PRESENT:**

A prospective volunteer resident was in attendance to observe the workings of the committee.

**ABSENT:**

Pat Himes  
Julia Mathers

**CALL TO ORDER**

Ms. MacDowell called the meeting to order at 6:35 P.M. and asked if anyone would be recording the meeting. No one reported recording.

**RESIDENT COMMENT**

None

**APPROVAL OF MINUTES**

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to approve the Minutes from the March 9, 2016 meeting. The motion **PASSED** unanimously.

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

Ms. MacDowell stated she would do her best to run the meetings as efficiently as possible.

Board Liaison Report

Mr. Smith reported that the Board of Directors overturned the Committee on appeal regarding a mailbox post color. The Board requested the Committee review update the standards for mailboxes and posts.

Staff Report

Ms. Felouzis reported that 3 homeowners have submitted feedback regarding the new fence guidelines. Staff also shared articles published in the April magazine and the results of the recently completed member survey.

**OWNER APPLICATIONS FOR REVIEW/DECISION**

\*\*\*Please see the Covenants Committee Application Decisions, entered as Exhibit 1.

**EXECUTIVE SESSION**

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to enter Executive Session at 7:33 pm to discuss rules hearings. The motion **PASSED** unanimously.

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to exit Executive Session at 7:36 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to approve the Consent Agenda as recommended by staff. The motion **PASSED** unanimously.

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to uphold the Covenants Department decision regarding the maintenance violation hearing. The motion **PASSED** unanimously.

**MEMBER APPOINTMENT TO THE COMMITTEE**

Ms. MacDowell **MOVED** and Mr. Lowe, **SECONDED** to nominate Dave Smith for appointment to the Covenants Committee. The motion **PASSED** unanimously.


**MATTERS FOR DISCUSSION**

**ADJOURNMENT**

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 7:40 p.m.

The next meeting will be held at South Riding Center April 27, 2016 at 6:30 p.m. in the smaller room.

Signed: \_\_\_\_\_

  
Karen MacDowell, Covenants Committee Chair

Date Approved: \_\_\_\_\_

4-27-16

**EXHIBIT 1**  
**COVENANTS COMMITTEE APPLICATION DECISIONS**  
**April 13, 2016 MEETING**

ADDRESS	PROJECT(S)	MOTION	DECISION
25199 Bald Eagle Ter.	Deck	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25206 Justice Dr.	Deck	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25317 Jenny Lane	12' X 12' Shed	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application as presented.	The motion PASSED unanimously.
25417 Bradshaw Dr.	Paver Patio (removing existing deck)	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25585 America Sq.	Screened Porch / DECK w/ Spiral Staircase / Patio / Fence and Tree Removal.	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Fence Application. Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Screened Porch, Deck w/ Spiral Staircase, Patio and Tree Removal Application as stipulated in the approval letter.	The motion PASSED unanimously.
25772 Leonard Dr.	Paver Patio w/Seat Walls	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25804 Flintonbridge Dr.	Sunroom Over Existing Deck	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25826 Donegal Dr.	Concrete Patio, Permanent BBG, Stain Dec	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25921 Quinlan St.	Front Walkway & Stoop Re-surface	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25936 Donovan Dr.	Deck	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25949 Donovan Dr.	Deck Replacement	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25949 Donovan Dr.	Patio	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26060 Talamore Dr.	Patio, Seat Wall and Fire Pit	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26131 Glasgow Dr.	Existing : Tree Removal, New Patio, Landscaping	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as exists and as presented.	The motion PASSED unanimously.
26149 Sealock Lane	Patio - Left and Right of Front Door	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application as presented.	The motion PASSED unanimously.
26170 Lands End Dr.	Paint Porch / Add Shutters	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
26197 LANDS END DRIVE	Paver Patio & Walkway (Removing Existing Deck)	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42578 Nations St.	White Vinyl Fence W/3 Gates	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42675 Leaflet Lane	Paver Patio	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42691 Rolling Rock Sq.	Deck	Ms. MacDowell MOVED and Mr. Lowe SECONDED to deny the Application as exists.	The motion PASSED unanimously.
42811 Shaler St.	Patio / Walkway / Landscaping	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43038 Tippman Place	Awning (Side of Home)	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43016 Spyder Place	Deck	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43241 Edgartown St.	SHED (Portable)	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.

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43288 Valiant Dr.	Patio w/ Seat Wall and Fire Pit, Resurface Walkway, Colors: Front Door and Light Fixtures	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43396 Edgewater St.	Fence, Walkway	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED 3-0-1 Ms. MacDowell abstained.
43447 Oberon Lane	Change Color of Foundation	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43453 Parish St.	Deck / Patio / Landscaping	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application as presented.	The motion PASSED unanimously.