

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
May 11, 2016 6:30 pm**

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

**MEMBERS PRESENT:**

Karen MacDowell, Chair  
Pat Himes, Vice Chair  
Andrea Arvelos  
Stephen Faseru  
Gary Smith (Board Liaison)

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Several residents were in attendance to answer questions regarding their submitted applications and to observe the workings of the committee.

**ABSENT:**

Julia Mathers  
Kip Lowe

**CALL TO ORDER**

Ms. MacDowell called the meeting to order at 6:30 P.M. and asked if anyone would be recording the meeting. No one reported recording.

**RESIDENT COMMENT**

Residents were present to ask the Committee to approve their fence location request.

**APPROVAL OF MINUTES**

Mr. Himes **MOVED** and Ms. Arvelos, **SECONDED** to approve the Minutes from the April 27, 2016 meeting. The motion **PASSED** 2-0-2, Mr. Faseru and Ms. MacDowell abstained.

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

None

Board Liaison Report

Mr. Smith reported that the Board has not had a meeting since the Committee last met.

Staff Report

The Board will vote on the new fence guideline at the May 12<sup>th</sup> meeting.

**OWNER APPLICATIONS FOR REVIEW/DECISION**

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

**EXECUTIVE SESSION**

Mr. Himes **MOVED** and Ms. Arvelos, **SECONDED** to enter Executive Session at 7:18 pm to discuss rules hearings. The motion **PASSED** unanimously.

Mr. Himes **MOVED** and Ms. Arvelos, **SECONDED** to exit Executive Session at 7:20 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

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

**MATTERS FOR DISCUSSION**


None

**ADJOURNMENT**

Mr. Himes **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 7:24p.m.

The next meeting will be held at South Riding Center May 25, 2016 at 6:30 p.m.

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

  
Karen MacDowell, Covenants Committee Chair

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

5/25/16

**EXHIBIT 1**  
**COVENANTS COMMITTEE APPLICATION DECISIONS**  
**May 11, 2016 MEETING**

25213 Bald Eagle Terrace	Red Brick Patio	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25256 Planting Field Drive	10'X8' Composite Shed	Mr. Himes MOVED and Ms. Arvelos SECONDED to deny the Application as presented.	The motion PASSED unanimously.
25270 Kennebec Drive	Plant 11 Leyland Cypress & 2 Persimmons	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25602 Dabner Drive	Wood Mt. Vernon Dip Fence w/2 Gates	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25604 Colonists Terrace	Deck & Fence	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25802 Donegal Drive	12'X18' Addition	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26040 Rachel Hill Drive	Existing Fence Color	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as exists.	The motion PASSED unanimously.
42614 Nations Street	Fence	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion did not pass 2-2-0 and the Application was deferred to the next meeting. Ms. MacDowell and Mr. Faseru opposed.
42675 Leaflet Lane	Front Stoop & Walkway resurface	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42969 Golf View Drive	Fence	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43053 Eustis St.	Basement Walkout, Right Rear Side of Home	Mr. Himes MOVED and Ms. Arvelos SECONDED to deny the Application as presented.	The motion PASSED 3-1-0 Ms. Arvelos opposed.
43058 Olive Tree Lane	Front Storm Door/Stamped Concrete Patio/ 45 Hostas Between home and Patio	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43221 Valiant Drive	Brick Walkway (Front of Home to Rear)	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43448 Interval Street	Composite Deck	Mr. Himes MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.