

**South Riding Proprietary
Covenants Committee Meeting Minutes
May 28, 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, CMCA, AMS, Director of Facilities and Community Service
Kristi Felouzis, CMCA AMS, Covenants Manager

OTHERS PRESENT:

Various residents

ABSENT: Dario Valli, Vice-Chair

Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:31 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the minutes from the May 14, 2014 meeting as presented. The motion **PASSED** unanimously.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

None.

Board Liaison Report

None.

Staff Report

Staff reported that Bharath Prabhakaran has resigned from the Committee due to time restraints. Staff will put out a call for volunteers on Facebook and the Website.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25125 Riding Center Drive

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

Address: 25180 Whippoorwill Terrace

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

Address: 25240 Planting Field

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to replace decking on front porch as submitted. The motion **PASSED** unanimously.

Address: 25264 Planting Field

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application 2nd story addition as stipulated in the approval letter. The motion **PASSED** unanimously

Address: 25321 Fairbanks Place

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application to plant evergreen trees. The motion **PASSED** unanimously.

Address: 25386 Herring Creek Drive

Mr. Garant **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for new front door and color change as submitted. The motion **PASSED** (2-1-0). Ms. MacDowell opposed.

Address: 25464 Farm Neck Ct

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio with free standing fire pit as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25550 Dapper Court (amended application)

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the amended application as submitted/exists for a Pool Fence. The motion **PASSED** unanimously.

Address: 25779 Mandeville Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a Sunroom, Patio, Egress Window, Storm Door, and Tree as stipulated. The motion **PASSED** unanimously.

Address: 25826 Donegal Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for Basement Walk-Up as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25925 Kimberly Rose Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for Shutters, Railing as stipulated in the approval letter. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **DEFER** the application for Trees as incomplete. The motion **PASSED** unanimously.

Address: 25979 Kimberly Rose Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **defer** the application for Patio with seat walls and pillars as incomplete. The motion **PASSED** unanimously.

Address: 26214 Lands End Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **defer** the application for Wood Pergola, new porch and stairs and door as incomplete. The motion **PASSED** unanimously.

Address: 42292 Magistrate Ct.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for trees, shrubs, and to extend the beds as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42465 Unicorn Drive

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

Address: 42615 Nations Street

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

Address: 42775 Freedom Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio. The motion **FAILED** (1-2-0) Ms. MacDowell and Mr. Garant opposed.

Address: 42839 Freedom Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a shed. The motion **PASSED** unanimously.

Address: 42839 Pilgrim Drive

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

Address: 42926 Tippman Place

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a screened in porch, paver patio with wall as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43028 Spyder Place

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

Address: 43157 Quilting Lane

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

Address: 43269 Valiant Drive

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

Address: 43562 Ulster Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a replacing steps and landing; landscaping as submitted. The motion **PASSED** unanimously.

Address: 43702 Mink Meadows Street

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

Address: 26211 Ocala Circle - appeal

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to uphold their original decision to **deny** the application for a shed. The motion **PASSED** unanimously.

Address: 43011 Spyder Place - appeal

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to overturn their original decision and **approve** the application for a pergola portion of previous deck approval. The motion **PASSED** unanimously.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to enter Executive Session at 7:15 pm to discuss appeals and rules hearings.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to exit Executive Session at 7:45 pm.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the rules hearing
The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

Design and Maintenance Standards Revision working session – Staff and the Committee reviewed Dog Houses through Greenhouses. Also, Committee consented to move application deadline to the Wednesday before the meeting.

ADJOURNMENT

Mr. Garant **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 9:43 p.m.

The next meeting will be held at Town Hall on June 11, 2014 at 6:30 p.m.

Signed: 
Craig Garant, Covenants Committee Chair

Date Approved: 6/11/14