

**South Riding Proprietary
Covenants Committee Meeting Minutes
June 11, 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
Gary Smith (Board Liaison)

STAFF PRESENT:

Rebecca Lyons, CMCA, AMS, Director of Facilities and Community Service
Kristi Felouzis, CMCA AMS, Covenants Manager
Irene Anderson, CMCA, Covenants Inspector

OTHERS PRESENT:

Various Residents and Prospective Committee Members

ABSENT: Dario Valli, Vice-Chair

Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:30 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 Amended Minutes from the May 14, 2014 meeting as presented. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the Minutes from the May 28, 2014 meeting as presented. The motion **PASSED** unanimously.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

None.

Board Liaison Report

Mr. Smith reported regarding the June Board of Directors Meeting: a recent decision regarding a resident appeal; approval of the revised lawn and yard maintenance resolution; a decision to change the due date for Application for Exterior Modifications from Thursday before the Committee Meeting to Tuesday before the Committee Meeting.

Staff Report

Staff reported: The September meeting date change from the 17th to the 24th, legal team review; There are three working sessions left for D&MS review; BOD approved application deadline change to Tuesday before or 8 days before meeting, effective September 2014.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25200 Larks Terrace

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

Address: 25213 Bald Eagle Terrace

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: 25237 Riding Center Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for lattice, deck and porch colors. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Garant **SECONDED** to **deny** the application to spray paint the light fixture. The motion **PASSED** (2-1-0). Mr. Faseru opposed.

Address: 25288 Planting Field

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a Ground level paver patio, seat bench, remove two pine trees, landscape beds, change shutter color and install missing shutters as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25312 Ripleys Field Drive

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

Address: 25377 Bryson Drive

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

Address: 25409 Morse Drive

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

Address: 25566 Dabner Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the existing plants and border. The motion **PASSED** unanimously.

Address: 25913 Kimberly Rose

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

Address: 25933 Hartwood Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to expand the patio and add a pergola as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25977 Hartwood Drive

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

Address: 25979 Kimberly Rose Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for Patio with seat walls and pillars as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26058 Kimberly Rose

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

Address: 26214 Lands End Drive

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

Address: 42756 Shaler Street

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

Address: 42839 Freedom Street

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

Address: 42979 Golf View Drive

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

Address: 42999 Edgewater Street

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

Address: 43002 Tippman Place

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

Address: 43071 Holly Tree Lane

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

Address: 43493 Quentin 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: 25264 Planting Field - appeal

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to overturn their original decision and **approve** the application for siding on the 2nd story addition as stipulated in the approval letter. The motion **PASSED** unanimously.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to enter Executive Session at 7:52 pm to discuss appeals and rules hearings.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to exit Executive Session at 7:59 pm.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the consent agenda as recommended by staff.

The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to waive the \$50 application fee regarding a patio application for 25238 Dunvegan Square. The motion **PASSED** (2-1-0). Mr. Garant opposed.

MATTERS FOR DISCUSSION


Design and Maintenance Standards Revision working session – Staff and the Committee reviewed Gutters – Shutters tabling landscape, retaining/decorative walls/landscape borders to next meeting. Staff also discussed a more proactive process to ensure notification to neighbors of considerable submissions.

ADJOURNMENT

Mr. Garant **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 9:30 p.m.

The next meeting will be held at Town Hall on June 25, 2014 at 6:30 p.m.

Signed: _____



Craig Garant, Covenants Committee Chair

Date Approved: _____

6/25/14