

**South Riding Proprietary
Covenants Committee Meeting Minutes
June 25, 2014 6:30 pm**

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

MEMBERS PRESENT:

Craig Garant, Chair
Dario Valli, Vice Chair
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:

Stephen Faseru
Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:32 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to approve the Minutes from the June 11, 2014 meeting as presented. The motion **PASSED** (2-0-1). Mr. Valli abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

There was no report.

Staff Report

Regarding Applications for Major Exterior Modifications: At the discretion of the Covenants Committee, the committee may require notification of existing neighbors, via mail, for any project it deems which requires a third party review. We are sending a post card providing the opportunity to make an appointment to review the application. In addition, staff reports the meeting date change from September 17 to September 24th.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25214 Ulysses Street

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **deny** the application paver stones in the VDOT right of way. The motion **PASSED** unanimously.

Address: 25948 Priesters Pond Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for an awning over the rear deck as submitted. The motion **PASSED** unanimously.

Address: 26021 Hartwood Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to defer the application to remove/replace bushes and landscape wall as submitted. The motion **PASSED** unanimously.

Address: 26073 Springdale Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for exterior lighting replacement as submitted. The motion **PASSED** unanimously.

Address: 26147 Glasgow Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for new garage doors as submitted. The motion **PASSED** unanimously.

Address: 26183 Lands End Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for deck replacement & expansion, low voltage lighting on stairs & railing posts, as submitted. The motion **PASSED** unanimously.

Address: 26219 Lands End Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for new front upper windows, slightly tinted; replace rear door to deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42268 Magistrate Ct.

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for a Playset as stipulated in the approval letter. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **deny** the application for 3 stairs. The motion **PASSED** unanimously.

Address: 42532 Flemming Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for a Composite Deck & flat roof screened porch w/ screen door as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42997 Edgewater St.

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

Address: 42997 Golf View Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **deny** the application for resurfacing front walk, landscape border wall and stoop with flagstone as submitted. The motion **PASSED** unanimously.

Address: 43252 Valiant Drive

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

Address: 43319 Longleaf Street

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application to re-do front walkway & porch / stoop with flagstone. Add walkway from driveway to fence gate as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43442 Oxen Lane

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application to change the hardware on the garage doors as submitted. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **deny** the fee waiver. The motion **PASSED** unanimously.

Address: 43446 Oxen Lane

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application to change the garage door as submitted. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **deny** the fee waiver. The motion **PASSED** unanimously.

Address: 43503 Interval Street

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application to change deck & fence color as submitted. The motion **PASSED** unanimously.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to enter Executive Session at 7:52 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to exit Executive Session at 7:59 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to approve the consent agenda as recommended by staff. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

Design and Maintenance Standards Revision working session – Staff and the Committee reviewed our Design and Maintenance Standards in the following sections: Landscaping, Siding thru Wires and Cables.

In addition, Mr. Garant **MOVED** and Ms. MacDowell **SECONDED** to formally nominate Joanne Salazar to the Committee.

ADJOURNMENT

Mr. Garant **MOVED** and Ms. MacDowell **SECONDED** to adjourn the meeting at 9:07 p.m.

The next meeting will be held at South Riding Center on July 16, 2014 at 6:30 p.m.

Signed: 
Craig Garant, Covenants Committee Chair

Date Approved: 7/16/14