

**South Riding Proprietary
Covenants Committee Meeting Minutes
July 16, 2014 6:30 pm**

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

MEMBERS PRESENT:

Craig Garant, Chair
Karen MacDowell
Stephen Faseru

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
Estee LaClare Board Member

ABSENT:

Joanne Salazar
Dario Valli, Vice Chair
Gary Smith, Board Liaison
Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:37 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Garant **SECONDED** to approve the Minutes from the June 25, 2014 meeting as presented. The motion **PASSED** (2-0-1). Mr. Faseru abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith was absent.

Staff Report

September meeting was changed from Sept 17th to Sept 24th due to the legal team review; a new Procedures for Snow and Ice Removal Policy Resolution was adopted at the July 8, 2014 meeting of The Board of Directors; The Board of Directors also confirmed for the Covenants Committee that they will not be asked to consider any application fee waiver requests.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25173 Fortitude Terrace

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

Address: 25195 Bald Eagle Terrace

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

Address: 25197 Eisenhower Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install three (3) skylights on the rear roof above the deck as stipulated in the approval letter. The motion **PASSED (2-1-0)**. Mr. Garant opposed.

Address: 25214 Larks Terrace

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

Address: 25264 Planting Field Drive

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

Address: 25273 Doolittle Lane

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

Address: 25448 Lemon Tree Place

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **defer** the application for a front yard fountain for additional information. Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the applications for walkway, stoop and basketball goal as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25459 Dabner Drive.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a fence, stain fence & deck and a landscape border, as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25587 America Square

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

Address: 25592 Creekmore Terrace

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

Address: 25641 America Square

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

Address: 25838 Kirkwood Square

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

Address: 25838 Kirkwood Square

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

Address: 26017 Iverson Drive

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

Address: 42498 Longacre Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a Pool Equipment Pool House as stipulated in the approval letter. The motion **PASSED** (2-1-0). Mr. Garant opposed.

Address: 42839 Freedom Street

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

Address: 42993 Beachall Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to add stairs to an existing deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43008 Center Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for new landscaping in front yard w/ dry stack wall; mulch & small walkway to gate as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43062 Eustis Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application to install an awning. The motion **PASSED** unanimously.

Address: 43265 Tabor House Lane

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

Address: 43443 Quigley Lane

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

Address: 43605 Wembley Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to paint the front door and 2 shutters as stipulated in the approval letter. Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to add fencing and two gates as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43707 Mink Meadows Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application add fence gates to both sides of home as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43723 Scarlet Square

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

Address: 42421 Unicorn Drive

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

Address: 25296 Ripleys Field Drive

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

Address: 25476 Freda Lane (maintenance violation appeal)

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **uphold** the Covenants Department decision that the firewood storage location is in violation. The motion **PASSED** (2-1-0). Mr. Faseru opposed.

Address: 42979 Golf View Drive (maintenance violation appeal)

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **uphold** the Covenants Department decision that the screening is in violation. The motion **PASSED** unanimously.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to enter Executive Session at 8:23 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to exit Executive Session at 8:38 pm. The motion **PASSED** unanimously.

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.

MATTERS FOR DISCUSSION

Rebecca Lyons thanked both the Committee and Staff for their work on revising the Design and Maintenance Standards, which have been submitted for legal review.

ADJOURNMENT

Mr. Garant **MOVED** and Ms. MacDowell **SECONDED** to adjourn the meeting at 8:39 p.m.

The next meeting will be held at Town Hall on August 20th, 2014 at 6:30 p.m.

Signed: 
Craig Garant, Covenants Committee Chair

Date Approved: 