

**South Riding Proprietary
Covenants Committee Meeting Minutes
August 20, 2014 6:30 pm**

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

MEMBERS PRESENT:

Craig Garant, Chair
Karen MacDowell
Joanne Salazar

STAFF PRESENT:

Kristi Felouzis, CMCA, AMS, Covenants Manager
Irene Anderson, CMCA, Covenants Inspector

OTHERS PRESENT:

Various Residents

ABSENT:

Stephen Faseru
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 July 16, 2014 meeting as presented. The motion **PASSED** (2-0-1). Ms. Salazar abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith was absent.

Staff Report

Staff verified the Chair would be in attendance at the September 4, 2014 Board meeting to represent the Committee for an appeal.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25123 Gunnery Sq

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the front yard garden application. The motion **PASSED** (2-1-0). Garant opposed.

Address: 25170 Justice Drive

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

Address: 25205 Larks Terrace

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for patio and river rocks around a/c units as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25232 Planting Field

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **defer** the application for a screened porch. The motion **PASSED** unanimously.

Address: 25273 Doolittle Lane

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for lattice and a walkway as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25309 Fairbanks Place

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

Address: 25417 Lemon Tree Place

Mr. Garant **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a deck, hot tub, pergola and outdoor kitchen as submitted. The motion **PASSED** (2-0-1). MacDowell abstained.

Address: 25445 Lemon Tree Place

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

Address: 25808 Kirkwood Square

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

Address: 25828 Kirkwood Square

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

Address: 25925 Stinger Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a deck and screened in porch as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25965 Stinger Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for a patio. The motion **PASSED** unanimously.

Address: 26008 Pembroke Circle

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a screened porch, garage, lattice as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26034 Glasgow Drive

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

Address: 26110 Lands End Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **defer** the application for walkway. The motion **PASSED** unanimously.

Address: 26112 Flintonbridge Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for pavers near the mailbox. Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for trampoline, mailbox post and landscaping as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26117 Lands End Drive

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

Address: 26185 Rachel Hill

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **defer** the application for walkway, patio. The motion **PASSED** unanimously.

Address: 42461 Unicorn

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for a raised vegetable garden. The motion **PASSED** unanimously.

Address: 42558 Longacre

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

Address: 42714 Rolling Rock

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42757 Center Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for conversion of deck to screened porch as stipulated in the approval. The motion **PASSED** unanimously.

Address: 42758 Shaler Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for lattice. The motion **PASSED** unanimously.

Address: 42916 Spyder Place

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

Address: 42951 Shelbourne Square

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

Address: 43062 Eustis St

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for a fabric awning. The motion **PASSED** unanimously.

Address: 43200 Edgartown St

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

Address: 43212 Edgartown St

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for egress window with window well as submitted. The motion **PASSED** unanimously.

Address: 43221 Valiant Drive

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

Address: 43268 Valiant Drive

Ms. MacDowell **MOVED** and Mr. Garant **SECONDED** to **approve** the application for painting the front door and changing all front light fixtures as submitted. The motion **PASSED (2-1-0)**. Salazar opposed.

Address: 43324 Burke Dale

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for installing two sections of fencing with gates as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43444 Chorley Wood Square

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

Address: 43446 Oxen Lane

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for front door and front door trim color change as stipulated in the approval letter. The motion **PASSED** unanimously.

Enhance-A-Spot 42518 Neighborly

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for enhancing the rear along the alley with various landscaping elements as submitted. The motion **PASSED** unanimously.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to enter Executive Session at 8:20 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to exit Executive Session at 8:23 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

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

MATTERS FOR DISCUSSION

- A. Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to ratify the email decision from July 18th which approved the fountain for 25448 Lemon Tree Place. The motion **PASSED** unanimously.
- B. Advice for 25264 Planting Field, siding dilemma. Discussed and advised homeowner on how to proceed.
- C. Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **nominate** Julia Mathers to the Covenants Committee. The motion **PASSED** unanimously.
- D. Mr. Garant **MOVED** and Ms. Salazar **SECONDED** to nominate Karen MacDowell to the Covenants Committee for one more year. The motion **PASSED** unanimously.

ADJOURNMENT

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

The next meeting will be held at South Riding Center on September 24, 2014 at 6:30 p.m.

Signed: _____


Craig Garant, Covenants Committee Chair

Date Approved: _____

9/24/14