

**South Riding Proprietary
Covenants Committee Meeting Minutes
September 24th, 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
Joanne Salazar
Julia Mathers
Stephen Faseru
Gary Smith, Board Liaison

STAFF PRESENT:

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

OTHERS PRESENT:

Various Residents

ABSENT:

Karen MacDowell

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. Salazar **MOVED** and Mr. Garant **SECONDED** to approve the Minutes from the August 20, 2014 meeting as presented. The motion **PASSED** (2-0-3). Mr. Valli, Mr. Faseru and Ms. Mathers abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith communicated that the Board of Directors are appreciative of the work the Committee and Staff did on the Design and Maintenance Standards revision. Karen MacDowell was approved by the Board of Directors as a returning member of the Covenants Committee. Julia Mathers was approved by the Board of Directors as a new member of the Covenants Committee. Finally, the Board of Directors did not overturn any of the Covenants Committee's recommendations in recent appeals.

Staff Report

Staff initiated discussion with the members regarding the Committee meeting dates and all agreed to change the once a month meeting from the 3rd Wednesday to the 2nd Wednesday of each month effective January 2015. The 2014 October meeting date was rescheduled from October 15th to October 22nd.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25228 Whippoorwill Terrace

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a deck. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25264 Planting Field Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for tree removal. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 25273 Riding Center Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a deck and patio. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25501 Upper Clubhouse Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a patio and fire pit. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 25556 Upper Clubhouse Drive

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

Address: 25567 Dapper Court

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **defer** the application for a deck, color change, screened porch. The motion **PASSED** unanimously.

Address: 25825 Planting Field Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for light fixtures, miscellaneous/other. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25840 Kirkwood Square

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

Address: 25855 Kirkwood Square

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a deck and arbor. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25864 Flintonbridge Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for play set/house. The application was approved as stipulated in the approval letter. The motion **PASSED** (4-1-0). Garant opposed.

Address: 25965 Donovan Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for basketball goal, miscellaneous/other. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26060 Iverson Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for trees (plant/replace); koi pond; water feature. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 42313 Capital Terrace

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for stairs. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42519 Lewiston Drive

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

Address: 42522 Pelican Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a fence. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 42608 Anabell Lane

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for white vinyl fence, basketball goal. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42705 Sandman Terrace

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a fence and patio. The application was deferred as incomplete. The motion **PASSED** unanimously.

Address: 42753 Locklear Terrace

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a deck. The application was approved as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42775 Freedom Street

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

Address: 42912 Spyder Place

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a patio and light fixtures. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 43176 Valiant Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for landscaping. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 43185 Edgartown Street

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for color change. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 43221 Darkwoods Street

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a fence. The application was deferred as incomplete. The motion **PASSED** (4-1-0). Garant opposed.

Address: 43233 Lighthouse Place

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

Address: 43268 Valiant Drive

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a walkway. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 43421 Edgewater Street

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

Address: 43568 Fieldsman Lane

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a railing. The application was approved as submitted. The motion **PASSED** unanimously.

Address: 43340 Burke Dale

Ms. Salazar **MOVED** and Ms. Mathers **SECONDED** to **approve** the application for a deck and screened porch. The application was deferred as incomplete. The motion **PASSED** unanimously.

Address: 25269 Doolittle

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

ADDITIONAL ACTION TAKEN

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

MATTERS FOR DISCUSSION

- A. Regarding a non-matching roof on a property on Hartwood the Committee would like to see the garage roof matching to the house roof. Any further appeal has to go to the Board of Directors.
- B. Ms. Lyons asked for clarification regarding items in the draft revision of the Design & Maintenance Standards. The Committee discussed and provided direction to Staff accordingly.

ADJOURNMENT

Mr. Garant **MOVED** and Ms. Salazar **SECONDED** to adjourn the meeting at 8:32 p.m.

The next meeting will be held at South Riding Center on October 22, 2014 at 6:30 p.m.

Signed: _____



Date Approved: _____

10/22/14