

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
November 19, 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  
Julia Mathers  
Joanne Salazar (arrived at 7:50 p.m.)  
Gary Smith (Board Liaison)

**STAFF PRESENT:**

Kristi Felouzis, CMCA, AMS, Covenants Manager

**OTHERS PRESENT:**

Various Residents

**ABSENT:**

Dario Valli, Vice Chair  
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. Mathers **MOVED** and Ms. MacDowell **SECONDED** to approve the Minutes from the October 22, 2014 meeting as presented. The motion **PASSED** (4-0-0).

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith reported that the Board of Directors adopted the Design & Maintenance Standards at their November 6, 2014 meeting. These Standards will go into effect December 1, 2014. The Board reappointed Mr. Faseru to the Covenants Committee for another year.

Staff Report

The Committee Members will receive a hard copy of the new Design & Maintenance Standards at their December 17, 2014 meeting.

## **OWNER APPLICATIONS FOR REVIEW/DECISION**

Address: 25325 Jenny Lane

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to update the front door. The motion **PASSED** unanimously.

Address: 25445 Bradshaw Drive

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **deny** the application to update the garage doors. The motion **PASSED** unanimously.

Address: 25569 Upper Clubhouse Drive

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

Address: 25644 Creek Run Terrace

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to update the front door. The motion **PASSED** (3-1-0). Mr. Garant opposed.

Address: 25945 Donovan Drive

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

Address: 25972 Donovan Drive

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to build a shed as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25980 Pembroke Circle

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **defer** the application to build a sunroom for additional information. The motion **PASSED** unanimously.

Address: 26072 Talamore Drive

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to build a patio with seat wall and install a basketball goal as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26109 Talamore Drive

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

Address: 42909 Olander Square

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to build a stamped concrete patio as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42918 Tippman Place

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to build a patio with seat wall, fire pit and pergola. The motion **PASSED** unanimously.

Address: 42978 Spyder Place

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

Address: 43039 Demerit Street

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

Address: 43376 Burke Dale Street

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to remove the front porch railing. The motion **PASSED** (3-1-0). Mr. Faseru opposed. Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to paint the front door to match the shutters. The motion **PASSED** unanimously.

Address: 43408 Edgewater Street

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to update the front entrance. The motion **PASSED** (3-0-1). Ms. MacDowell abstained.

Address: 43521 Jubilee Court

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to build a deck, fence and patio and paint the front door and shutters as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43680 Primanti Street

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to **approve** the application to build a patio. The motion **PASSED** unanimously.

Address: 43340 St. Andrews Street (October 22, 2014 Committee Decision appeal)

Mr. Faseru **MOVED** and Ms. Mathers **SECONDED** to **overturn** the Committee's October 22, 2014 decision regarding the permanent removal of shutters. The motion **FAILED** (2-3-0). Mr. Garant, Ms. MacDowell and Ms. Salazar opposed.

**EXECUTIVE SESSION**

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to enter Executive Session at 7:45 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. Mathers **MOVED** and Ms. MacDowell **SECONDED** to exit Executive Session at 7:50 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

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

**MATTERS FOR DISCUSSION**

None

**ADJOURNMENT**

Ms. MacDowell **MOVED** and Ms. Mathers **SECONDED** to adjourn the meeting at 8:00 p.m.

The next meeting will be held at South Riding Center on December 17, 2014 at 6:30 p.m.



Signed: For Craig Garant, Chair

Date Approved: 12/17/14

Craig Garant, Covenants Committee Chair

Karen MacDowell - Acting Chair