

**South Riding Proprietary
Covenants Committee Meeting Minutes
March 11, 2015 6:30 pm**

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

MEMBERS PRESENT:

Stephen Faseru
Craig Garant, Chair
Karen MacDowell, Vice Chair
Julia Mathers
Kip Lowe
Gary Smith (Board Liaison)

STAFF PRESENT:

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

OTHERS PRESENT:

A home owner was in attendance to discuss his application for the addition of a screened in porch/deck.

ABSENT:

Joanne Salazar
Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:35 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the Minutes from the February 11, 2015 meeting as presented. The motion **PASSED** (3-0-2). Ms. Mathers was not present for the January meeting and Mr. Lowe was not a member at that time.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

The Board heard an owner appeal of a committee decision at their last meeting.

Staff Report

There was no report.

Ms. Mathers moved and Ms. MacDowell seconded the reappointment of Mr. Garant to the Covenants Committee and the position of Chair. The motion **PASSED** unanimously.

OWNER APPLICATIONS FOR REVIEW/DECISION

**Note* Mr. Lowe abstained from all decisions as his appointment to the committee was too late to allow for complete meeting preparation.*

Address: 25162 Ulysses St.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a composite deck w/under deck lattice as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25479 Gimbel Dr.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a storm door as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25917 Kimberly Rose Dr.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a paver patio with landscape wall (front). The motion **PASSED** unanimously.

Address: 26149 Rachel Hill Drive

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a flagstone landing and rear yard retaining wall as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42401 Unicorn Dr.

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

Address: 42438 Longacre Dr.

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

Address: 42472 Unicorn Dr.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a wood Mt. Vernon Dip fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42482 Longacre Dr.

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

Address: 42582 Pelican Dr.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a flagstone patio with 2 seat walls. The motion **PASSED** unanimously.

Address: 42839 Freedom St.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **deny** the application to relocate a white vinyl fence to the front corner of the yard. The motion **PASSED** unanimously.

Address: 42934 Tippman Place

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a composite deck and paver patio with seat wall as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43189 Lighthouse Place

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to remove and install a new fence with stain as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43250 Stonewall Pond Dr.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a play structure. The motion **PASSED** unanimously.

Address: 43534 Hyland Hills Street

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to install a front walk and stoop re-do as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43557 Dempsey Lane

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to remove existing deck and install paver patio, landscaping and fire pit. The motion **PASSED** unanimously.

Address: 43557 Dempsey Lane

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

EXECUTIVE SESSION

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to enter Executive Session at 7:35 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to exit Executive Session at 7:40 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to approve the Consent Agenda as recommended by staff. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

None

ADJOURNMENT

Ms. Mathers **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 7:45 p.m.

The next meeting will be held at Town Hall on April 8, 2015 at 6:30 p.m.

Signed: 
Craig Garant, Covenants Committee Chair

Date Approved: 4/8/15