

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
May 13, 2015 6:30 pm**

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

**MEMBERS PRESENT:**

Karen MacDowell, Vice Chair  
Kip Lowe  
Stephen Faseru  
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 resident was in attendance for clarity of a maintenance item cited during winter inspection.  
A resident was in attendance to answer questions regarding her application for modification.

**ABSENT:**

Craig Garant, Chair  
Julia Mathers  
Note: unanimous votes exclude absent Committee members

**CALL TO ORDER**

Ms. MacDowell called the meeting to order at 6:30 P.M. and asked if anyone would be recording the meeting. No one reported recording.

**APPROVAL OF MINUTES**

Mr. Faseru **MOVED** and Mr. Lowe **SECONDED** to approve the Minutes from the April 22, 2015 meeting as presented. The motion **PASSED 2-0-1**. Mr. Faseru abstained as he was not present for the April 22nd meeting.

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

The Vice Chair asked Staff to solicit volunteers for the Committee again.

Board Liaison Report

Mr. Smith announced the Board re-appointment of Craig Garant to the Committee and as the Chair.

Staff Report

The curb appeal contest has begun and runs May 1<sup>st</sup> – June 15<sup>th</sup>.

**OWNER APPLICATIONS FOR REVIEW/DECISION**

\*\*\*Please see the Covenants Committee Application Decisions, entered as Exhibit 1.

**EXECUTIVE SESSION**

Mr. Faseru **MOVED** and Mr. Lowe **SECONDED** to enter Executive Session at 8:11 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Mr. Faseru **MOVED** and Mr. Lowe **SECONDED** to exit Executive Session at 8:35 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

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

Mr. Faseru **MOVED** and Mr. Lowe **SECONDED** to approve Staff send a notification mailing out to neighboring homes of an exterior modification applicant for a May 27th meeting decision. The motion **PASSED** unanimously.

**MATTERS FOR DISCUSSION**

None

**ADJOURNMENT**

Ms. MacDowell **MOVED** and Mr. Lowe **SECONDED** to adjourn the meeting at 8:45 p.m.

The next meeting will be held at Town Hall on May 27, 2015 at 6:30 p.m.

Signed: \_\_\_\_\_

  
Craig Garant, Chair *Karen MacDowell*

Date Approved: \_\_\_\_\_

*5/27/15*

**EXHIBIT 1**  
**COVENANTS COMMITTEE APPLICATION DECISIONS**  
**May 13, 2015 MEETING**

ADDRESS	PROJECT(S)	MOTION	DECISION
25127 Fortitude Terrace	Lamp post replacement	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25129 Fortitude Terrace	Lamp post replacement	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25186 Justice Dr.	Fence	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25228 Planting Field Dr.	Window Replacement	Mr. Faseru MOVED and Mr. Lowe SECONDED to deny the Application.	The motion PASSED unanimously.
25237 Easterwood Lane	Deck/ Paver Walkway/ Lattice	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25323 Justice Dr.	Door Color/ Lightfixtures color	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25445 Bradshaw Dr.	Patio w/ seat wall & Fire Pit	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25454 Brickell Drive	Paver Patio	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25519 Beresford Dr.	Deck and Fence	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25530 Chilmark Dr.	Replace Patio	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25557 Upper Clubhouse Drive	Ground Level Deck and Pergola	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25587 Creek Run Terrace	Light fixture changes (4)	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25589 Creek Run Terrace	Light fixtures changes (4)	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25592 Creekmore Terrace	Pavers between house and front walk	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25592 Creekmore Terrace	Pavers next to driveway	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25601 America Sq.	Deck with trellis and Fence with gate	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25708 Howerton Dr.	Flagstone front walk/landscape walls	Mr. Faseru MOVED and Mr. Lowe SECONDED to defer the Application.	The motion PASSED unanimously.
25708 Howerton Dr.	Trellis A/C shield	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25741 Howerton Dr.	Sun room w/ room under sun room	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25818 Norrington Sq.	Wood deck w/ stain	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
2591 Donovan Dr.	Colors, play set, walkway and lattice screening	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25984 Buster Ct.	Deck	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26040 Rachel Hill Dr.	Deck w/ privacy lattice	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26090 Sarazan Dr.	Deck expansion/stain	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
26105 Nimblton Sq.	Deck and sliding screen	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26139 Murrey Dr.	Fence	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.

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26186 Lands End Dr.	Porch re-do/ Rear wood landing	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
26200 Lands End Dr.	Deck	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42341 Friendship St.	Fence	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42349 Magistrate Ct.	Patio w/ seat wall, plant trees	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42532 Flemming Dr.	Replace front walkway	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42815 Pilgrim Sq.	Existing Patio Extension	Mr. Faseru MOVED and Mr. Lowe SECONDED to deny the Application.	The motion PASSED unanimously.
42923 Shelbourne Sq.	Brick patio	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42946 Beachall St.	Metal roof replacement	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42996 Astell St.	Deck	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43027 Golf View Dr.	Flagstone patio + 3 small decorative bolders	Mr. Faseru MOVED and Mr. Lowe SECONDED to deny the Application.	The motion PASSED unanimously.
43529 Royal Burkedale St.	Patio extension w/seat walls & fire pit. New landscaping	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25646 America Sq.	Deck & Fence	Mr. Faseru MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.