

**South Riding Proprietary
Covenants Committee Meeting Minutes
May 25, 2016 6:30 pm**

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

MEMBERS PRESENT:

Karen MacDowell, Chair
Pat Himes, Vice Chair
Andrea Arvelos
Stephen Faseru
Kip Lowe
Julia Mathers
Dave Smith

STAFF PRESENT:

Kristi Felouzis, CMCA, AMS, Covenants Manager
Grace Hogue, Covenants Inspector

OTHERS PRESENT:

Several residents were in attendance to answer questions regarding their submitted applications and to observe the workings of the committee.

ABSENT:

Gary Smith (Board Liaison)

CALL TO ORDER

Ms. MacDowell called the meeting to order at 6:33 P.M. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENT

None

APPROVAL OF MINUTES

Mr. Himes **MOVED** and Ms. Mathers, **SECONDED** to approve the Minutes from the May 11, 2016 meeting. The motion **PASSED** 4-0-3, Mr. Lowe, Mr. Smith and Ms. Mathers abstained as they were not in attendance at that meeting.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

None

Board Liaison Report

None

Staff Report

Staff reported on the following:

- Dave Smith was appointed by the Board of Directors to the Covenants Committee at their May 12th meeting.
- The updates to the Fences section of the Design and Maintenance Standards were adopted by the Board at their May 12th meeting and immediately effective.

- Covenants Committee will be called the Community Standards Committee effective June 1, 2016.
- Presented a proposed schedule for updating the Design and Maintenance Standards with an effective date goal of December 1, 2017. Members agreed that additional meeting dates may be scheduled in July/August 2017 should the review fall behind schedule.

OWNER APPLICATIONS FOR REVIEW/DECISION

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

EXECUTIVE SESSION

Mr. Himes **MOVED** and Ms. Mathers, **SECONDED** to enter Executive Session at 7:37 pm to discuss rules hearings. The motion **PASSED** unanimously.

Mr. Himes **MOVED** and Ms. Mathers, **SECONDED** to exit Executive Session at 7:39 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

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

Mr. Himes **MOVED** and Ms. Mathers, **SECONDED** to uphold the Covenants Department decision regarding the commercial vehicle violation hearing and to assess charges. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

Members discussed the following items:

- Homeowner requests to prohibit fence installations within their immediate block.
- Draft updates for the Design and Maintenance Standards with regard to Mailboxes and Posts
- Importance of knowing the specific houses that fall within the South Riding Station Villages fencing parameters.

ADJOURNMENT

Mr. Himes **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 7:41 p.m.

The next meeting will be held at South Riding Center June 8, 2016 at 6:30 p.m.

Signed: _____


Karen MacDowell, Covenants Committee Chair

Date Approved: _____

6-8-16

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
May 25, 2016 MEETING

| | | | |
|-----------------------|---|---|---|
| 25464 Elk Lick Rd. | Existing: Wood Bench, front of home | Mr. Himes MOVED and Ms. Mathers SECONDED to deny the Application for the bench as presented and approve the pavers as exists. | The motion PASSED unanimously. |
| 25478 Gimbel Dr. | Shed | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter. | The motion PASSED unanimously. |
| 25559 Gwynneth Sq. | Deck Replacement | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter. | The motion PASSED unanimously. |
| 25749 Howerton Dr. | Addition of Deck Stairs | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as presented. | The motion PASSED unanimously. |
| 42353 Friendship St. | Lean-to Shed 10x5 front corner next to garage. | Mr. Himes MOVED and Ms. Mathers SECONDED to deny the Application as presented. | The motion PASSED unanimously. |
| 42502 Longacre Dr. | Fence/ Deck/ Landscaping | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter. | The motion PASSED unanimously. |
| 42534 Neighborly Lane | Concrete Patio | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as presented. | The motion PASSED unanimously. |
| 42614 Nations Street | Fence | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application with a variance for the location of installation at the front corners of the home. | The motion passed 6-1-0; Ms. MacDowell opposed. |
| 42945 Spyder Pl. | Composite Deck | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as presented. | The motion PASSED unanimously. |
| 43029 Golf View Drive | Patio w/flower boxes, walkway to rear fence, front and rear storm doors | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter. | The motion PASSED unanimously. |
| 43292 Valiant Dr. | Deck replacement | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as presented. | The motion PASSED unanimously. |
| 43362 Snead Lane | Mt. Vernon Dip Fence | Mr. Himes MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter. | The motion PASSED unanimously. |
| 43509 Interval St. | Landscape Border & Lighting, Deck Stain & Privacy Lattice, Radon Equip., Resurface Front Walkway, Sauna | Mr. Himes MOVED and Ms. Mathers SECONDED to deny the Landscape Border/Wall and approve the remaining items on the Application as stipulated in the approval letter. | The motion PASSED unanimously. |
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