

**South Riding Proprietary
Covenants Committee Meeting Minutes
August 12, 2015 6:30 pm**

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

MEMBERS PRESENT:

Karen MacDowell, Vice Chair
Stephen Faseru
Andrea Arvelos
Kip Lowe

STAFF PRESENT:

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

OTHERS PRESENT:

Several residents were in attendance to answer questions regarding their projects.

ABSENT:

Craig Garant, Chair
Gary Smith (Board Liaison)
Julia Mathers

CALL TO ORDER

Ms. MacDowell 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

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to defer approval of the Minutes from the July 8, 2015 meeting to the September 9, 2015 meeting. The motion **PASSED** unanimously.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

There was no report.

Staff Report

There was no report.

OWNER APPLICATIONS FOR REVIEW/DECISION

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

EXECUTIVE SESSION

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to enter Executive Session at 8:12 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to exit Executive Session at 8:16 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Mr. Faseru **MOVED** and Ms. Arvelos **SECONDED** to grant a variance based on presented information for the patio at 25484 Heathfield Circle. The motion **PASSED** unanimously.

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to uphold the Covenants Department decision regarding the maintenance violation appeals. The motion **PASSED** unanimously.

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

MEMBER RE-APPOINTMENT TO THE COMMITTEE

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to nominate Karen MacDowell for re-appointment to the Covenants Committee. The motion **PASSED** unanimously.


MATTERS FOR DISCUSSION

None

ADJOURNMENT

Mr. Faseru **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 8:20 p.m.

The next meeting will be held at Town Hall on September 9, 2015 at 6:30 p.m.

Signed:  _____

~~Craig Garant~~, Covenants Committee
Karen MacDowell

Date Approved: 9/9/15 _____

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
August 12, 2015 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25176 WHIPPOORWILL TER	EXISTING PRIVACY LATTICE	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25220 PLANTING FIELD DR	PATIO & FIRE PIT	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25240 PLANTING FIELD DR	REPLACE FENCE	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25263 BALD EAGLE TERRACE	EXISTING PATIO EXTENSION	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as exists.	The motion PASSED 2-1-0, Ms. MacDowell opposed.
25272 LYON TERRACE	DECK	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25366 WHIPPOORWILL TR	FENCE & DECK	Mr. Faseru MOVED and Ms. Arvelos SECONDED to defer the fence Application for a fee. Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the deck Application.	The motions PASSED unanimously.
25403 PLANTING FIELD DRIVE	FENCE	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25470 ELK LICK ROAD	PATIO W/SEAT WALL	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25532 GOVER DRIVE	DECK REPLACEMENT	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25554 DABNER DRIVE	TREE PLANTING	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25567 DAPPER COURT	PATIO W/SEAT WALL - WALKWAY	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25580 CREEKMORE TERRACE	DECK W/PRIVACY LATTICE	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25647 AMERICA SQUARE	DECK	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25651 AMERICA SQUARE	DECK & FENCE	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25778 DONEGAL DRIVE	WALKWAY/PATIO/ DECK FLOOR REPLACE	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26004 SPRINGDALE DRIVE	TREE REMOVAL & SHED	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application.	The motion PASSED unanimously.
26075 LANDS END DRIVE	FRONT DOOR REPLACE / STORM DOOR	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application.	The motion PASSED unanimously.
26135 LANDS END DRIVE	3 STORY REAR BUMPOUR / DECK	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application (to be reviewed by Independent Consultant).	The motion PASSED unanimously.
42519 LONGACRE DRIVE	SCREEN PORCH / LANDING / PATIO	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42566 PELICAN DRIVE	SCREENED IN PORCH	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42697 CENTER STREET	PATIO / DRAIN	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43014 CENTER STREET	STAINED EXISTING DECK	Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the Application.	The motion PASSED unanimously.
43157 VALIANT DRIVE	PATIO	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43365 CHORLEY WOOD ST	SHED	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED 2-0-1. Ms. MacDowell abstained.
43434 MINK MEADOWS ST	STAMPED CONCRETE PATIO	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.

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43508 GABRIEL SQUARE	PATIO	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43535 KIPLINGTON SQUARE	EXISTING SHED & DECK COLOR	Mr. Faseru MOVED and Ms. Arvelos SECONDED to approve the shed as exists. Mr. Faseru MOVED and Ms. Arvelos SECONDED to deny the deck color Application.	The motions PASSED unanimously.
43096 DEMERRIT STREET	DENIED SHED APPLICATION APPEAL	Mr. Faseru MOVED and Ms. Arvelos SECONDED to uphold the decision to deny the application.	The motion PASSED unanimously.
25484 HEATHFIELD CIRCLE	PATIO APPEAL	Mr. Faseru MOVED and Ms. Arvelos SECONDED to grant a variance.	The motion PASSED unanimously.
42818 PILGRIM SQUARE	DENIED PATIO EXTENSION APPEAL	Mr. Faseru MOVED and Ms. Arvelos SECONDED to uphold the decision to deny the application.	The motion PASSED unanimously.