

**South Riding Proprietary  
Community Standards Committee Meeting Minutes  
September 11, 2017 6:30 pm**

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

**MEMBERS PRESENT:**

Pat Himes, Chair  
Andrea Arvelos, Vice Chair  
Julia Mathers

**STAFF PRESENT:**

Kristi Felouzis, CMCA, AMS, Director of Community Standards  
Laydy Reyes, Community Resource Coordinator

**ABSENT:**

Dave Smith  
Kip Lowe  
Gary Smith (Board Liaison)

**CALL TO ORDER**

Mr. Himes called the meeting to order at 6:38 P.M. and asked if anyone would be recording the meeting. No one reported recording.

**RESIDENT COMMENT**

None

**APPROVAL OF MINUTES**

Ms. Mathers **MOVED** and Ms. Arvelos, **SECONDED** to approve the Minutes from the July 12, 2017 meetings. The motion **PASSED** 2-0-1, Ms. Mathers abstained as she wasn't present at the July meeting.

**BOARD/COMMITTEE/STAFF REPORTS**

**Committee Chair Report**

None

**Board Liaison Report**

None

**Staff Report**

The cancellation of the August Community Standards Committee meeting was discussed at the Board Meeting.

**OWNER APPLICATIONS FOR REVIEW/DECISION**

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

**EXECUTIVE SESSION**

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

Ms. Mathers **MOVED** and Ms. Arvelos, **SECONDED** to exit Executive Session at 7:47 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

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

Ms. Mathers **MOVED** and Ms. Arvelos, **SECONDED** to uphold the Community Standards Department decision regarding the mailbox violation. The motion **PASSED** unanimously.

**MATTERS FOR DISCUSSION**

The Committee nominated Ms. Julia Mathers for re-appointment to the Committee. Ms. Arvelos **MOVED** and Mr. Himes, **SECONDED**. The motion **PASSED** unanimously.

Ms. Mathers **MOVED** and Ms. Arvelos, **SECONDED** to allow approval of two tone fence color schemes in the community. The motion **PASSED** unanimously.

Members discussed the draft updates for the Design and Maintenance Standards: Signage Standards, Appendix A - Definitions and Interpretations, Appendix B - Application for Exterior Modification, Appendix C - Completion Notice, Appendix D - Notice Of Intent To Install An Approved Antenna/Satellite Dish, Appendix E - Resolution for Rule Violations, Appendix F - Resolution for Yard and Lawn Maintenance, Appendix G - Resolution for Snow and Ice Removal, Appendix H - Resolution for Parking Regulations, Application and Review Procedures, Design Standards, General Information, Walkways.

**ADJOURNMENT**

Ms. Mathers **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 8:35 p.m.

The next meeting will be held at South Riding Center, Wednesday October 11, 2017 at 6:30 p.m.

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

  
Pat Himes, Community Standards Committee Chair

Date Approved: October 11, 2017

**EXHIBIT 1**  
**COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS**  
**September 11, 2017 MEETING**

ADDRESS	PROJECT(S)	MOTION	DECISION
25229 RIDING CENTER DRIVE	FENCE	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
25241 RIDING CENTER DRIVE	PATIO, FIRE PIT, MISCELLANEOUS/OTHER	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
25324 FAIRBANKS PLACE	EXISTING WALKWAY	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application with a variance for the distance from property line and as stipulated in the approval letter.	The motion PASSED unanimously.
25334 JUSTICE DRIVE	DECK	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25484 HEATHFIELD CIRCLE	WALKWAY RESURFACE	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25577 ARTHUR PLACE	FENCE: NEW COLOR/STAIN	Ms. Mathers MOVED and Ms. Arvelos SECONDED to deny the Application.	The motion PASSED unanimously.
25928 QUINLAN STREET	DECK, DECK, ADDITIONS	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
25928 RACHEL HILL DRIVE	WALKWAY - RESUBMISSION	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
26208 LANDS END DRIVE	DECK	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.
26226 OCALA CIRCLE	DECK, PATIO, WALKWAY	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application for the patio as stipulated in the decision letter. Ms. Mathers MOVED and Ms. Arvelos SECONDED to defer the Application for the walkway and deck for missing information.	The motion PASSED unanimously.
42425 UNICORN DRIVE	PATIO, WALKWAY, WALKWAY RESURFACE	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
42437 UNICORN DRIVE	PATIO, MISCELLANEOUS/OTHER	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
42456 UNICORN DRIVE	FENCE	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
42477 UNICORN DRIVE	SCREENED PORCH, STAIRS: ALL, DECKING MATERIAL CHANGE, LATTICE, PERGOLA	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
42502 LONGACRE DRIVE	LATTICE	Ms. Mathers MOVED and Ms. Arvelos SECONDED to deny the Application.	The motion PASSED unanimously.
42510 LEWISTON DRIVE	PATIO, DOORS: PEDESTRIAN, REPLACEMENT, WALKWAY RESURFACE	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.

**EXHIBIT 1**  
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**September 11, 2017 MEETING**

42587 PELICAN DRIVE	DECK, ADDITIONS	Ms. Mathers MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the decision letter.	The motion PASSED unanimously.
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