

**Community Standards Committee Meeting Minutes**

**April 8 at 6:30 p.m.**

**42420 Unicorn Drive**

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

**MEMBERS PRESENT**

Mark Pontello, Board Liaison

Bonnie Kohli

Ruth Owens

Paul Paolozzi, Chair

Leah Sims

Patrick Reidy

Justin King, Vice Chair

Jason Gurney

**STAFF PRESENT**

Jose Gonzalez, Community Standards Manager

Brittany Unthank, Community Standards Coordinator

**OTHERS PRESENT**

**ABSENT**

Kristi Smith

Curtis Smith

Patrick Reidy

Wayne Smith

**CALL TO ORDER**

Mr. Paolozzi called the meeting to order at 6:30 p.m. and asked if anyone would be recording the meeting. No one reported recording.

**RESIDENT COMMENT**

N/A

**APPROVAL OF MINUTES**

Mr. King MOVED and Mrs. Sims SECONDED to approve the meeting minutes from the March 11, 2026 meeting. The motion PASSED 3-3-0, Mr. Gurney, Mrs. Owens and Mrs. Kohli abstained as they were absent from the previous meeting.

**BOARD/ COMMITTEE/ STAFF REPORTS**

**Committee Chair Report:** N/A

**Board Liaison Report:** Cascading Water Feature leaking, voting for BOD

**Staff Report:** Grass notices to go out soon once landscapers mowing is complete



**SouthRiding**

P R O P R I E T A R Y

43055 Center Street  
South Riding, VA 20152  
Phone (703) 327-4390  
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**OWNER APPLICATION FOR REVIEW/ DECISION**

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

**EXECUTIVE SESSION**

Mr. Gurney MOVED, and Mr. King SECONDED to enter Executive Session at 7:02 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. Gurney MOVED, and Mr. Gurney SECONDED to exit Executive Session at 7:03 p.m. The motion PASSED unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

Mr. Gurney MOVED and Mr. King SECONDED to approve the Consent Agenda as recommended by staff. The motion PASSED unanimously.

**MATTERS FOR DISCUSSION**

Committee voted to reappoint Leah Sims, Justin King, Jasom Gurney and Paul Paolozzi to the Community Standards Committee.

**ADJOURNMENT**

Mr. Gurney MOVED, and Mr. King SECONDED to adjourn the meeting at 7:07 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, April 22, 2026 at 6:30 p.m.

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

\_\_\_\_\_, Community Standards Committee Member

Date Approved: April 22, 2026

26251 RACHEL HILL DRIVE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25134 JUSTICE DRIVE	PATIO	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25308 RIPLEYS FIELD DRIVE	SHED	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as submitted.	The motion passed unanimously.
26000 TALAMORE DRIVE	FRONT PORCH MATERIAL & COLOR CHANGE	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as submitted.	The motion passed unanimously.
26078 SARAZEN DRIVE	WALKWAY, LANDSCAPE BORDER/ WALL	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application with a variance as submitted.	The motion passed unanimously.
42530 LONGACRE DRIVE	PORCH/ PORTICO CHANGES AND WALKWAY RESURFACE	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as submitted.	The motion passed unanimously.

**EXHIBIT 1****COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS****4.8.2026**

<b>ADDRESS</b>	<b>PROJECT(S)</b>	<b>MOTION</b>	<b>DECISION</b>
26032 RACHEL HILL DRIVE	PATIO	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25985 HARTWOOD DRIVE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43486 MINK MEADOWS STREET	PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43343 RITTER LANE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
42421 UNICORN DRIVE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.

25277 DOOLITTLE LANE	DECK, PATIO, HOT TUB, PERGOLA, SHED	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25448 LEMON TREE PLACE	POOL	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.