
Community Standards Committee Meeting Minutes

September 10 at 6:30 p.m.

42420 Unicorn Drive

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

MEMBERS PRESENT:

Paul Paolozzi, Chair
Mark Pontello, Board Liaison
Leah Sims
Bonnie Kohli
Wayne Smith
Curtis Smith
Ruth Owens
Kristi Smith

STAFF PRESENT:

Jose Gonzalez, Community Standards Manager
Brittany Unthank, Community Standards Coordinator

OTHERS PRESENT:

N/A

ABSENT:

Justin King, Vice Chair With Notice
Jason Gurney With Notice
Patrick Reidy

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. Smith MOVED and Mrs. Sims SECONDED to approve the meeting minutes from the August 13, 2025 meeting. The motion PASSED 4-0-1, Mrs. Owens abstained as she was absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS:



South Riding

P R O P R I E T A R Y

43055 Center Street
South Riding, VA 20152
Phone (703) 327-4390
www.southriding.net

Committee Chair Report: N/A

Board Liaison Report: Potential holiday lights at front entrance, Flemming fence update, viability of Celebrate.

Staff Report: VIP Party

OWNER APPLICATION FOR REVIEW/ DECISION

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

EXECUTIVE SESSION:

Mr. Smith MOVED, and Mrs. Sims SECONDED to enter Executive Session at 6:43 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. Smith MOVED, and Mrs. Sims SECONDED to exit Executive Session at 6:45 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION:

Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Consent Agenda as recommended by staff. The motion PASSED unanimously.

MATTERS FOR DISCUSSION:

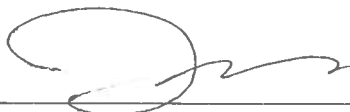

N/A

ADJOURNMENT:

Mr. Smith MOVED, and Mrs. Sims SECONDED to adjourn the meeting at 6:48 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, October 8, 2025 at 6:30 p.m.

Signed: _____

Paul Paolozzi, Community Standards Committee Member

Date Approved: October 8, 2025

EXHIBIT 1

COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS

9.10.2025

ADDRESS	PROJECT(S)	MOTION	DECISION
25525 UPPER CLUBHOUSE DRIVE	PATIO	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
42509 FLEMMING DRIVE	DECK	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application as presented.	The motion passed unanimously.
26189 LANDS END DRIVE	SCREENED PORCH, DECK	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
26054 KIMBERLY ROSE DRIVE	DOOR: GARAGE	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application as presented.	The motion passed unanimously.
25586 DABNER DRIVE	SCREENED PORCH	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
25312 TALEN STREET	FENCE	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Letter.	The motion passed unanimously.
25877 PINEBLUFF DRIVE	PATIO, SHED	Mr. Smith MOVED and Mrs. Sims SECONDED to approve the Application for the patio as stipulated in the Decision Letter and to deny the shed Application due to it's location and materials.	The motion passed unanimously.