

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Recreation Center
November 6, 2014
Meeting Minutes

Committee Members Present: Michael Boddie, Brian Dennis, Michael Flowe, Colin Hebert, and Jack Keating.
Community Members Present: Peter Brown, Richard Mason and Mary Hughes.

The meeting was called to order at 7:01 PM by M. Boddie. The minutes of the October meeting, as transcribed by M. Hughes, were reviewed. J. Keating made a motion to accept the minutes. M. Flowe seconded the motion and it passed unanimously.

M. Flowe volunteered to serve on the ACCC for the 2014-2015 term.

OLD BUSINESS:

- 12702 Silverbirch Lane – There have been no complaints regarding traffic or other nuisances in several months. The owner and residents have complied and there is no need for another meeting.
- 12704 Silverbirch Lane – At the October meeting, the ACCC affirmed the fine (\$1,500) would be imposed. The homeowner has not appealed to the Board of Trustees, but did attend the Board meeting to question the authority of the ACCC to impose the fine. The Board responded in a letter and cited the covenants and authority for the ACCC to impose the fine. J. Keating made a motion to wait and see if the homeowner decides to appeal the fine before proceeding with the matter. C. Hebert seconded the motion and it passed unanimously.
- 12802 Silverbirch Lane – The County has contacted the owner of the vacant house for maintenance of the property.

NEW BUSINESS:

- 12309 Shadetree Lane – Approval granted online to give homeowners an exception to increase the height of their proposed fence from 54 inches to 60 inches.
- 12606 Silverbirch Lane – Owners notified the ACCC that they will be replacing their windows with new energy-efficient windows and matching the original style.
- 12101 Cedarbrook Lane – A complaint was made regarding a fallen tree, garbage cans and lack of maintenance of the property. It will be investigated and a letter will be sent to the owner if violations are verified.
- A complaint was made regarding a large boat parked in the vicinity of Cedarbrook and Eastbourne Lane. It will be investigated and a letter will be sent if verified.
- A homeowner asked for clarification of the covenants regarding signs. A neighbor complained after someone removed a vendor's sign from the property. Section 4, Signs, states that no permanent signs are allowed; however, the County has statutes restricting signs on the right-of-way.
- A homeowner observed that the neighborhood does not look as good as it used to look. Some members felt that it was difficult to survey the entire neighborhood with only four committee members. Volunteers are needed for the committee.

The next meeting of the ACCC will be Thursday, December 4, 2014 at 7:00 PM at Deerfield Recreation Center, pre-school room. The meeting adjourned at 7:49 pm.