

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Recreation Center
June 4, 2015
Meeting Minutes

Committee Members Present: Michael Boddie, Brian Dennis, Jack Keating, and Sean Beaver.
Committee Members Absent: Michael Flowe.
Community Members Present: Dave Roberts and Mary Hughes.

The meeting was called to order at 6:59 PM by M. Boddie. The minutes of the May meeting, as transcribed by M. Hughes, were reviewed. B. Dennis made a motion to accept the amended minutes. S. Beaver seconded the motion and it passed unanimously.

OLD BUSINESS:

- 8903 Churchfield Lane – A letter was sent (5/12) thanking them for replacing the car cover and asking them to fix the detached downspout. Hold to next month.
- 8719 Graystone Lane – A letter was sent (6/3) regarding the gutter coming away from the house. Hold.
- 8903 Montpelier Drive – County notified re grass and vacant house. Shed is also falling apart.
- 9314 Montpelier Drive – Attorney notified regarding continued complaints about the house. She recommends waiting for the current foreclosure action to proceed.
- 8700 Oxwell Lane – Cease and desist sent (5/12) regarding the missing shutter. Hold to next month.
- 9200 Pleasant Court – Letter sent (5/12) regarding a fallen, dead tree in the back yard and has been left for several years. Owner spoke to S. Beaver regarding the matter.
- 8803 Royal Ridge Lane – A complaint was made about a commercial truck parked at the house, but no truck has been observed.
- 8701 Royal Ridge Lane – Cease and Desist sent (5/12) regarding the shopping cart in the driveway and car with expired tags. Cart is gone, but car remains. Matter is closed.
- 12509 Silverbirch Lane – The grass was cut, and another clean-up is promised.

NEW BUSINESS:

- 9004 Golden Pass – Complaint received that the yard is unkempt, gutters are falling off, mold on front shingles, and leaves were raked into the gutter and left all winter. J. Keating confirmed the complaint and made a motion to send the homeowner a letter notifying them of the violations. S. Beaver seconded the motion and it passed (J. Keating, S. Beaver, and M. Boddie voting yes. B. Dennis voting no.)
- 8713 Oxwell Lane – Complaint received regarding deteriorating conditions at the vacant house. Owner is deceased and family plans to sell the house as soon as estate matters are settled. Monitor.
- 12226 Valerie Lane – The homeowner presented an approval request to replace a small deck behind his house with a larger deck, using Trex material, with no change in height. J. Keating made a motion to approve the request and B. Dennis seconded the motion. It passed unanimously.
- Homeowner requested clarification on rules for a day care. Approval will be granted when homeowner presents the ACCC with a notarized statement that all state/county requirements, including insurance requirements, have been met.
- A complaint was made about a dead tree along Briardale Lane, near the tennis courts and Barclay Place. It appears to be on county property, and they will be notified.

APPROVED ONLINE:

- 12306 Mt. Pleasant – Approval granted for a 4 ft. picket fence (white) to enclose the back yard and for replacing a ten-by-twelve shed. Shed will match the house (beige and white). (Unanimous.)

NOTIFICATION:

- 8709 Crestmont Lane – The gray roof will be replaced with black, architectural shingles.
- 12405 Silverbirch Lane – Tenants will have a PODS unit for a week in June.
- 9307 Montpelier Drive – There will be a dumpster in the driveway for 3 weeks. Homeowner is also installing an 8 ft. long, 2 ft. high retaining wall. No approval is required because it is not a permanent structure.

The next meeting of the ACCC will be the first Thursday of the month, July 2, 2015, at 7:00 PM at Deerfield Recreation Center, pre-school room. The meeting adjourned at 8:05 pm.