

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE
Deerfield Recreation Center
March 3, 2016
Meeting Minutes

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

The meeting was called to order at 7:00 PM by Chairman J. Keating. There was a quorum to conduct business. The minutes of the February meeting, as transcribed by M. Hughes, were reviewed and T. Byrd made a motion to accept the minutes. S. Beaver seconded the motion and it passed unanimously. B. Dennis asked for a definition of "transcribe."

OLD BUSINESS:

- 12509 Cedarbrook Lane** – No response to the second statement of fine. Both tires on the van are flat. Fine now at \$200 and will increase to \$300 on March 12. T. Byrd asked if the homeowner was fluent in English. S. Beaver volunteered to talk to the homeowner to see if translation is needed.
- 9314 Montpelier Drive** – J. Keating spoke with the owners that painting the house in a neutral color does not need approval, but installing a fence, shed and deck do require approval of the ACCC. Interior work does not require approval but may need Prince George's County permits.
- 8745 Oxwell Lane** – Homeowner's attorney replied to the ACCC letter (1/11/16) regarding a new structure and prior approval. M. Boddie made a motion to submit the letter to the MCA attorney for an opinion. T. Byrd seconded the motion and it passed unanimously.
- 12346 Shadetree Lane** – Owners are renovating and have removed some of the debris in front of the house. The car cover left in the driveway for days at a time remains a problem. ACCC arranged for a follow up with homeowner to continue the improvements.
- 12400 Cedarbrook Lane** – Homeowner responded to letter (2/23) regarding items stored around the garage and on the front porch and the tarp covering the chimney. Homeowner is reorganizing and will have the garage and front porch cleared of most of the items and the chimney is to be fixed later this Spring. Warmer temperatures are required to fix the chimney. B. Dennis made a motion that the work be completed by May 1 and ask if the homeowner required any assistance. M. Boddie seconded and there being no objections the motion passed unanimously.

NEW BUSINESS:

- The committee discussed adding a line in different languages at the bottom of ACCC correspondence to contact the ACCC if translation was needed.
- 9205 Pleasant Court** – Homeowner attended the meeting to discuss the structure erected without prior approval. He stopped construction and will remove the 12' x 20' shed. He asked for clarification about placement in his rear yard and will submit an approval request for a 10' x 12' shed, no higher than 10'. The fine for building a structure without prior approval will be determined upon removal of the violation.
- 8736 Oxwell Lane** – Homeowner requested approval for replacement of the existing driveway and installation of a concrete-block, permeable pavers. The request was approved with the understanding that the driveway will not exceed 25' width at any point and the area identified on the drawing as "walkway" to the right of the driveway must be done in a different style/color of pavers than what is used in the driveway.
- 12807 Silverbirch Lane** – A complaint was made about the installation of a wireless fence in the front yard. The covenants do not allow fences in the front yard. S. Beaver made a motion to table the matter for further review. M. Boddie seconded the motion and there being no objections the motion passed unanimously.
- 12237 Shadetree Lane** – A letter will be sent regarding the car with flat tires and smashed front end.
- 12320 Shadetree Lane** – A letter will be sent regarding large number of items stored in driveway.
- 12332 Shadetree Lane** – A letter will be sent regarding mold on most of siding on front of house.

A Board member forwarded a complaint raised by a homeowner over granting an exception for a shed and whether this set a precedent. The Bylaws, Article IX, Section 3. Limitations states: "Approval of any particular plans and specifications shall not be construed as a waiver of the right of the ACC Committee to disapprove identical or similar plans and specifications in the event such plans are submitted for use by another Member." The ACCC makes decisions on a case-by-case basis and based on the review of the information provided by applicant, responses to questions by the committee, and modifications made to original request, approval was granted.

NOTIFICATION:

12701 Cedarbrook Lane – Notification that patio roof damaged in the recent snowstorm will be repaired.

12507 Cedarbrook Lane – Notification of home day care by licensed provider and proof of compliance with county regulations and insurance requirements.

Polyface Farms drop off dates: 3/5, 4/9, 5/14, 6/18, 7/23, 8/27, 10/1, 11/5 (pool parking lot @ 1:30 pm)

9207 Montpelier Drive – Homeowner plans to remove pool from back yard.

12311 Mount Pleasant – Notification that owner bought a trailer, and it will be in the driveway for a few days while they outfit it and get off site storage.

12214 Valerie Lane – Notification of dumpster for a few days.

The next meeting of the ACCC will be the first Thursday of the month, April 7, 2016, at 7:00 PM at Deerfield Recreation Center, pre-school room. The meeting adjourned at 8:44 pm.