

**Montpelier Community Association**  
**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**  
Deerfield Recreation Center  
July 7, 2016  
Meeting Minutes

Committee Members Present: Michael Boddie, Toni Byrd, Michael Flowe, Sean Beaver, Brian Dennis and Jack Keating.  
Community Members Present: Michelle Gimbert, Joshua Rojas, Paula Rojas, Richard Mason, Kathleen Mann, Victoria Tatarewicz

The meeting was called to order at 7:04 PM by Chairman J. Keating. There was a quorum to conduct business. The minutes of the June meeting, as transcribed by M. Gimbert, were reviewed and S. Beaver made a motion to accept the minutes. T. Byrd seconded the motion and it passed unanimously.

**OLD BUSINESS:**

12509 Cedarbrook Lane – Van has been brought into compliance, but \$500 fine was due by June 1. Still no payment – Letter sent requesting in writing the date(s) of when payments will be made.

12400 Cedarbrook Lane – homeowner attended meeting and said the chimney has now been repaired, the clothesline has been removed, excess items on porch, in driveway and yard have been removed. It was suggested that she contact some landscaping companies to help clean up the weeds and overgrown parts of the yard.

12607 Cedarbrook Lane – Gutters detaching from main structure – Letter sent

8904 Montpelier - Gutter appears to be bent or coming away from the house. Letter sent

12201 Cedarbrook Lane – Gutter detaching, mold, and trim over master bedroom missing or needs paint - Letter sent

8713 Granite Lane – Sign advertising childcare is still in front of the house. This was discussed in November and considered temporary. J. Keating observed that the sign is on the county property - is this in violation of county regulations. M. Gimbert will contact county.

12202 Mt. Pleasant –Complaint that 6-10 cars are frequently parked at the house. There was a complaint that last year it appeared that there was a car repair service run out of the house. A letter was sent but ACCC received no response. – Owner called J. Keating stating it is not a business. He owns most cars and some are relatives' cars that he is working on. J. Keating said he will send an email to recap their conversation and send letter.

9309 Montpelier – Vent out of eave near chimney.

**NEW BUSINESS:**

Board of Director Trustee/Security Committee Chair Richard Mason was in attendance at meeting to ask for ACCC's help in identifying vacant houses in the community for security purposes. It is being requested that each ACCC member go through their assigned areas and report any homes that may be vacant.

12400 Cedarbrook Lane – another complaint was made regarding the state of the yard, overgrown bushes, trees, items lying around property. Homeowner attended meeting and said the chimney has now been repaired, the clothesline has been moved, excess items on porch, in driveway and yard have been removed. It was suggested that she contact some landscaping companies to help clean up the weeds and overgrown parts of the yard.

12209 Shadetree – neighbor complained of 4 ft. fence that was put up with lattice on top. No signature was requested from them and they are upset about this because they have to look at this fence daily and say it is unattractive. – Found document submitted with four neighbors' approval. –

12604 Silverbirch – requesting a 4 ft. wood (cedar) fence surrounding their back yard. They have filled out form, provided two neighbor signatures along with details of fence and a picture of what it will look like. - Need drawing to show the fence will only encompass the back yard not any part of the side yard. – M. Gimbert will get in touch to get updated drawing.

8814 Gramercy – a neighbor is complaining of overgrown back yard. House has been rented for years but is believed to be vacant. Front yard appears to be cut but no one has touched the back yard in some time. Picture provided. – Michelle will contact county and have them address this.

12202 Mount Pleasant – B.Dennis is suggesting with all the cars always parked here that we turn this over to the county to determine if there are more than 5 unrelated adults living in the house

12300 Starling – 6 or 7 cars parked in the driveway and on the street – also questioning how many unrelated people may live in this house. – Matter is being closed.

12207 Valerie – 3 or 4 trucks parked in the street, usually with garbage in the truck bed, and a couple of other vehicles in the driveway – another suspect property of how many unrelated adults may be living here. – Turn over to the County

9204 Ethan – Looking to have some questions answered regarding putting a stone patio in the rear of their property. Michelle will contact home owner and request plot with diagram and post online for approval.

12800 Silverbirch – requesting a POD or Smart box for temporary storage while her daughter is moving out. We asked how long it would be there but have not yet received a response.

12322 Shadetree – a permit was provided for an addition to the back of the house 16'5" x 12'3" – all papers are in order and was approved in January – this matter will be closed.

**APPROVED ONLINE:**

**NOTIFICATION:**

12812 Silverbirch – Notification of new roof which will be the same color as the old roof.

12502 Silverbirch – Notification from owner regarding erecting a swing set.

The next meeting of the ACCC will be the first Thursday of the month, August 4, 2016 at 7:00 PM at Deerfield Recreation Center, pre-school room.

DRAFT