

**Montpelier Community Association**  
**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**

Deerfield Recreation Center  
September 1, 2016  
Meeting Minutes

Committee Members Present: Michael Flowe, Sean Beaver, Brian Dennis, and Jack Keating  
Committee Members Absent with Cause: Michael Boddie, Toni Byrd  
Community Members Present: Michelle Gimbert, Lois Hamilton, Walter & Cynthia Owens

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 August meeting, as transcribed by M. Gimbert, were reviewed and a motion was made to accept the minutes. It was seconded and the motion passed unanimously.

**OLD BUSINESS:**

- 12509 Cedarbrook Lane – Van has been brought into compliance, but \$500 fine was due by June 1. Hold to next month – still no payment. No response to letters. M. Gimbert sent a letter requesting them to attend October ACCC meeting.
- 12400 Cedarbrook Lane – homeowner has had several repairs made, the clothesline has been moved, and excess items on porch, in driveway and yard have been removed. There has been definite progress and the committee will continue to monitor.
- 12607 Cedarbrook Lane – Gutters are detaching from the main structure. Second Letter sent.
- 12201 Cedarbrook Lane – Gutter looks like it is becoming detached over the garage; mold and trim over master bedroom is either missing or needs paint. Roof trim and gutters were replaced/repared. This matter can be closed.
- 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 – request put in with county to address.
- 8904 Montpelier - Gutter appears to be bent or coming away from the house. – Second letter sent.
- 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. – Request put in with County to address. Grass was cut and back yard is being cleaned up. This matter can be 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 – Letter sent to homeowners. Although the trucks are still parked there the trash problem seems to be resolved. The committee will continue to monitor.
- 8738 Oxxwell – driveway and walkway repaving & patio with pergola to be installed. – Homeowner has provided pictures that should help. The committee passed a motion to accept the homeowners request with a stipulation that the owners provide a drawing indicating the exact placement of the fence and that it only encompasses the back yard.
- 12340 Shadetree – replace two sections of existing fence – The committee is requesting the location of the fence to be sure it only encompasses the back of the house in accordance with the bylaws. If this is the case, then the committee approves this request.
- 9101 Montpelier – request for fence. Owners were given letter of disapproval and told they should attend the Board of Trustee Meetings to request an exception on the material and height of the fence. He did and the Board approved the exception and has granted the ACCC authorization to approve future requests for fences that comply with the bylaws in all ways and are allowing the ACCC to allow other materials in good taste. This matter is closed.
- 9104 Montpelier – lamp post appears to be broken and is leaning. Letter sent.
- 12604 Silverbirch – After approval at the last meeting the owners decided they wanted to include the “Easement” in their fenced area. They have gone to the county and received permission from the county. They have

- provided a letter from the county and the updated drawing. The committee has approved this request since the owner has done their due diligence concerning the easement and has approval from the county.
- 8716 Granite – Oversized shed that was never resolved. The location of the shed is in the back corner of the lot and all the other paperwork is in order therefore the committee has approved this request.
- 9309 Montpelier – There is a hole on upper left side of house near the chimney. J. Keating will address with homeowner. – The vent has been put back up and everything looks good. This matter will be closed.
- 8718 Oxbwell – Furniture has been sitting on the curb for two weeks. A letter will be sent to the owners informing them of the violation. The furniture is no longer there, and this matter is being closed.
- 8711 Crestmont – Furniture has been sitting in the driveway for a while. A letter has been sent to the homeowners.

**NEW BUSINESS:**

- 9004 Eastbourne – the homeowners attended meeting requesting permission to replace their deck. Committee approved their request.
- 12412 Radnor – Homeowner attended the meeting requesting permission to have solar panels installed. This is not something the committee needs to grant approval but appreciated the homeowner going through the process and informing their neighbors as a courtesy of any work that will be done.
- 12303 Silverbirch – requesting installation of a wooden four foot tall “Six board estate fence”. Connecting the sides of the house (in the back) to already existing fences of neighbors on both sides. Committee will approve this with the stipulation that the homeowner submit a drawing showing exact placement of the fence on the back of the house so pre covenant requirements.
- 12605 Ivystone – replacing all siding on the house (color-Desert) & shutters. – Thanks for notification; the committee just asks that you inform neighbors when work will be taking place as a courtesy.
- 8767 Oxbwell – Requesting installation of a 4-foot-tall wood fence in the rear of the property – Committee approved request.
- 12210 Shadetree – there is a lot of trash at both ends of the driveway and beside the garage, probably from new tenants who recently moved in. It has been there for a while. A letter will be sent to the registered owner requesting that the trash be cleaned up, the lamp post to be straightened and to be sure to regularly remove delivered newspapers from the driveway.
- 12409 Radnor – Homeowners are requesting permission to replace their asphalt driveway with pavers. Request was approved
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**NOTIFICATIONS:**

- 8905 Orwood – Window replacement – It was suggested that they notify their neighbors as a courtesy when the work will take place.
- 8809 Montpelier – Roof replacement

Chairman J. Keating thanked the entire committee for their service this past year and hopes they will be returning for the next year with the new Board in October.

At 7:46 pm a motion was made to adjourn. The motion was seconded, and the meeting was adjourned.

The next meeting of the ACCC will be the first Thursday of the month, October 6, 2016, at 7:00 PM at Deerfield Recreation Center, pre-school room.