

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

**Deerfield Recreation Center**  
**October 6, 2016**  
**Meeting Minutes**

Committee Members Present: Michael Flowe, Sean Beaver, Brian Dennis, Michael Boddie and Jack Keating  
Committee Members Absent with Cause: Toni Byrd  
Community Members Present: Michelle Gimbert and Bob Derrick

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 September meeting, as transcribed by M. Gimbert, were reviewed and a motion was made by B. Dennis to accept the minutes as amended. It was seconded by S. Beaver and the motion passed unanimously.

**OLD BUSINESS:**

- 12509 Cedarbrook Lane – Van has been brought into compliance, but \$500 fine was due by June 1<sup>st</sup>. Still no payment. No response to letters. M. Gimbert sent a letter requesting them to attend October ACCC meeting. B. Dennis made a motion to send this matter to the Attorney and was seconded by S. Beaver and passed unanimously.
- 12400 Cedarbrook Lane – monitoring clean up the weeds and overgrown parts of the yard. There are no new complaints – this matter will be closed.
- 12607 Cedarbrook Lane – Gutters are detaching from the main structure. Second Letter sent. Owner called J. Keating looking for help to find a contractor who could help with the gutters. – The committee will continue to monitor.
- 8904 Montpelier - Gutter appears to be bent or coming away from the house. – Second letter sent. Owner called J. Keating said that is the way the gutters are and there is not a problem. S. Beaver will check on this and get back to the committee.
- 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. Trash seemed to be cleaned and so this matter is being closed.
- 8738 Oxwell – driveway and walkway repaving & patio with pergola to be installed. – Requested drawing with fence placement but they are unsure now about fencing and are looking for ideas. Everything else was approved but they are holding off on fencing for now. The ACCC will close this matter.
- 12340 Shadetree – replace two sections of existing fence – The fence was approved. A letter will be sent to homeowners.
- 9104 Montpelier – lamp post appears to be broken and is leaning. The lamp post has been repaired.
- 8711 Crestmont – Furniture has been sitting in the driveway for a while. A letter was sent to the owners informing them of the violation. Owner has contacted J. Keating explaining that their child is moving out of the house this coming weekend and the items will be gone once she moves. S. Beaver will monitor.
- 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 per covenant requirements. Owners submitted drawing which includes only back yard. – Matter closed.
- 12210 Shadetree – there is a lot of trash at both ends of the driveway and beside the garage. It has been there for a while. A letter was 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. There was no response, and nothing has changed. County will be and another letter will be sent as well.

**NEW BUSINESS:**

- 12604 Ivystone – requesting permission to install an 8 x 12.5 foot shed in back corner of the yard – approved – a letter will be sent.
- 9207 Ethan – owner requesting permission to replace their old shed with a 6 x 8 x 6 shed – approved – a letter will be sent.
- 12801 Fernwood – requesting permission to replace garage doors from two doors to one large one and to widen driveway. – Approved – a letter will be sent.

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- 12703 Cedarbrook – requesting permission to install a forty-two” high chain link fencing in back yard connecting to neighbor’s fences. There is an easement question. A letter will be sent requesting homeowners to get a permit since it will go over the easement. Once permit is obtained then we can grant approval.
- 12229 Shadetree – requesting permission for an 8 x 10 shed to be placed in the back yard just behind the garage. ACCC approved and a letter will be sent.
- 8745 Oxwell – requesting permission for “Decorative Landscaping Picket Units” and a Concrete Patio Extension. B. Dennis made a motion to approve the owners request and it was seconded by J. Keating. There was a vote and the motion failed 3-2. A letter will be sent to the homeowners notifying them that their request was not approved, and they can appeal the decision to the Board.
- 12241 Shadetree – A complaint was made of a trailer on the grass on the side of the garage. A letter will be sent that they are in violation of the covenants

**NOTIFICATIONS:**

- 9217 Twin Hill – Roof & gutter replacement – submitted form and notified and received signatures from neighbors
- 12403 Cedarbrook – window replacement – submitted form notifying of window replacement.
- 12404 Mount Pleasant – requested permission for installing solar panels
- 8905 Orwood Lane – submitted for notifying us they are going to replace garage door and back door.
- 8710 Granite –The homeowner is notifying us that they will have PODS unit at their house. It should be there for about two weeks and should be gone by October 10. The adjoining neighbors are away so they did not need to be notified.
- At 8:04 PM a motion was made by S. Beaver to adjourn and was seconded by M. Boddie. It passed unanimously.

The next meeting of the ACCC will be the first Thursday of the month, November 3, 2016, at 7:00 PM at Deerfield Recreation Center, pre-school room.