

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

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

The meeting was called to order at 7:02 PM by Chairman J. Keating. There was a quorum to conduct business. M. Boddie nominated J Keating as Chairperson of the ACCC, S. Beaver seconded the motion and it passes with J. Keating abstaining. The minutes of the October meeting, as transcribed by M. Gimbert, were reviewed and a motion was made by M. Boddie to pass 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. The information was sent to Attorney and will be tabled.
- 12607 Cedarbrook Lane – Gutters are detaching from the main structure. A letter sent from home owner that she is working on the house and will take care of it soon. Monitor for 30 more days.
- 8904 Montpelier - Gutter appears to be bent or coming away from the house. – Second letter sent. A visit was made and it was determined the matter was resolved. This matter will be closed.
- 8711 Crestmont – Furniture has been sitting in the driveway for a while. A letter was sent. Furniture is gone although tarps are still there – Matter will be 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 requesting clean up. It appears that work is being done. This will be monitored.
- 12703 Cedarbrook – requesting permission to install a 42” high chain link fencing in back yard connecting to neighbor’s fences. There is an easement question. A letter will be sent requesting home owners requesting that they get a letter from WSSC granting permission to put fence over easement. Table this until we hear back from home owner.
- 8745 Owell – home owners are requesting permission for “Decorative Landscaping Picket Units” and a Concrete Patio Extension. A motion was made to approve the owners request and it was seconded. There was a vote and the motion failed 3-2. A letter will be sent to the home owners notifying them that their request was not approved and they can appeal the decision to the Board. This matter is being closed with the ACCC.
- 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. – Letter sent. The trailer has been moved to the driveway. This matter will be closed.

**NEW BUSINESS:**

- 12608 Ivystone – They would like to convert their back patio into a 12’ x 24’ screened room. A form signed by neighbors along with drawings and photos provided. M. Boddie made a motion to pass this request and S. Beaver seconded the motion. The motion passed unanimously. A letter will be sent.
- 8776 Owell – Permission was requested for rain barrel installation – one in front which will be covered by shrubbery once it grows in and one in the back. Requesting a letter to provide the county for a rebate. J. Keating made a motion to pass this request and the motion was seconded by M. Boddie. The motion passed unanimously and a letter will be sent to the home owner.

**NOTIFICATIONS:**

8804 Gramercy – Roof replacement

A motion was made by M. Boddie at 7:40 pm to Adjourn. The motion was seconded by S. Beaver and passed unanimously. The next meeting of the ACCC will be the first Thursday of the month, December 1, 2016 at 7:00 PM at Deerfield Recreation Center, pre-school room