

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

**Deerfield Recreation Center**

**May 4, 2017**

**Meeting Minutes**

Committee Members Present: Brian Dennis, Jack Keating, Sean Beaver, Michael Boddie and Michael Flowe  
Community Members Present: Ronald Pieper, Carole Ritchie, Carolyn Dennis, Ricardo Conde, Rudy Rojas and Michelle Gimbert

The meeting was called to order at 7:02 PM by Chairman J. Keating. There was a quorum to conduct business. S. Beaver made a motion to accept the minutes of the April meeting as amended. It was seconded by M. Flowe and the motion passed unanimously.

**OLD BUSINESS:**

12509 Cedarbrook Lane – Van has been brought into compliance, but \$500 fine was due by June 1, 2016. The matter is in our attorney's hands.

12210 Shadetree – It has been brought to the ACCC that an addition may have been added to the back of the home without approval. B. spoke with the home owner who explained that he has done extensive work to the inside of his home over the last eight months and is now working on the outside. He put a deck like walkway around the side of the house and it is raised to go over the water that drains there. He has built a pergola in the back of the house as well as a deck. The problem is that the homeowner did not submit the request to the ACCC and did not obtain a permit from the county to build the deck. After hearing from the homeowner there was a discussion regarding fining him. The ACCC Guidelines states in Article 2 Section 1 and Article 3 Section 1 that the homeowner must obtain prior approval before erecting any detached structures including fences. M. Boddie made a motion to fine the home owner \$50 each for not requesting prior approval on erecting the pergola and the deck. This is the smallest fine that can be imposed. The motion was seconded by S. Beaver and passed with B. Dennis abstaining from the vote. M. Flowe mad a motion to approve the raised sidewalk and it was seconded by S. Beaver, it passed with all in agreement and B. Dennis abstaining from the vote. S. Beaver made a motion to approve the 13 x 9 Pergola, the motion was seconded by M. Boddie it passed with B. Dennis abstaining from the vote. J. Keating made a motion to pass the construction of the deck pending approval from the county for a permit. S. Beaver seconded the motion and it passed with B. Dennis abstaining. A letter will be sent to the home owner authorizing permission to build the deck pending him obtaining a permit from Prince George's County.

12237 Shadetree – the home owner is looking to extend the addition proposed at last month's meeting. He provided all the updated paperwork. M. Boddie made a motion to approve the modification for his addition and S. Beaver seconded the motion and it passed unanimously. We are still awaiting copies of the County Permits.

**NEW BUSINESS:**

12224 Shadetree – the home owners attended the meeting and presented documents pertaining to an addition to their home that they are requesting. Their request was reviewed by the committee and B. Dennis made a motion to approve their request as submitted. S. Beaver seconded the motion and it passed unanimously.

8707 Eastbourne – home owner is looking for approval on installation of a 5 foot fence. The committee is requesting for clarification on why they need something more than a 4 foot fence. M. Boddie made a motion to send a letter to the home owner requesting further clarification on the need for a taller fence. They will need to request a special exception on something other than wood or chain link and for anything taller than 4 feet in height. The motion was seconded by S. Beaver and passed unanimously. A letter will be sent.

12200 Brittany Place – home owner is requesting a 6 foot fence because of their dog. S. Beaver made a motion that we send the request back to the home owner requesting that they provide more information on the type of fence, a

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plot plan and an exception justifying why they are requesting a 6 foot fence. The motion was seconded by M. Boddie and passed unanimously.

12346 Shadetree – there was a complaint from another home owner about a dumpster that has been sitting in this driveway for a nearly a year. A check today revealed that the dumpster has been removed.

12811 Fernwood – The home owners are requesting an iron fence around the front patio. After reviewing the submitted paperwork M. Boddie made a motion to disapprove the request because it violates the covenants that say a fence can only be erected in the rear yard. The motion was seconded by B. Dennis and passed 3-1 to disapprove due to the covenant violation. A letter will be sent to the home owners.

Shadetree – a community member has made a complaint that there is a mattress at the curb and has been there for a week or two. B. Dennis will check into this problem.

8763 Oxwell Lane – the grass is tall and there is a car with a flat tire. S Beaver will contact the County requesting help due to hardship.

9302 Montpelier – there is trash by the tree that has been there for several weeks. A letter will be sent requesting that they clean it up and put it at the curb on collection days in the proper bags or receptacles.

**NOTIFICATIONS:**

8802 Chruchfield – replacing the light post in the front yard

12701 Silverbirch – deck restoration – resurfacing with Trex or similar product

12344 Shadetree – roof replacement – submitted application and pictures of colors of the shingles.

A motion was made by M. Boddie at 8:29 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, June 1, 2017 at 7:00 pm at Deerfield Recreation Center, preschool room.