

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Recreation Center
July 6, 2017
Meeting Minutes

Committee Members Present: Jack Keating, Sean Beaver Brian Dennis and Michael Flowe

Committee Members Absent: Michael Boddie

Community Members Present: Richard Mason, Carolyn Dennis, Brindisi Chan, Bob Derrick and Michelle Gimbert

The meeting was called to order at 7:06 PM by J. Keating. There was a quorum to conduct business. B. Dennis made a motion to accept the minutes of the June meeting as amended and 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 Lane – - After fining the homeowner for having work done without approval a letter was sent to the home owner authorizing permission to build the deck pending him obtaining a permit from Prince George's County. No permit has been received as of yet. Fines were paid. **A letter will be sent reminding them to send us a copy of the county permit.**

12237 Shadetree Lane - 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.
Monitor.

12200 Brittany Place – home owner is requesting a 6 foot fence because of their dog. The owner needs to provide a plot plan or drawing noting the location of the fence but has been unable to find out where to get a plat. A letter will be sent telling her she can obtain a plat from the PG County Circuit Courthouse (land records division) and she can note where on the property the fence will be. **A letter will be sent requesting a drawing showing the location of the fence in relation to the house.**

8719 Oxwell – homeowner is inquiring about a fence approval for their neighbor. After he had a survey done it appears his neighbor's fence is on his property. Drive by and look at property. **A letter will be sent requesting prior fence approval and requesting them to work with their neighbor.**

8763 Oxwell – the house has long grass and a car in the driveway with a flat tire. The house appears to be vacant.

12216 Shadetree Lane – the homeowner is looking to put an addition onto the back of their house and it has been approved pending receipt of a County Permit. **A letter will be sent reminding them to send us a copy of the county permit once it is obtained.**

NEW BUSINESS:

8710 Granite – the front porch appears that it is being used as storage. There is a lot of items that have been there for several months. **A letter will be sent to the home owners requesting that the clean up their front porch.**

8784 Oxwell – the home owner is requesting a 12 x 10 foot shed. Although proper paperwork was submitted it is lacking a drawing or plot showing where the shed will be located. **A letter will be sent requesting a drawing of the property and where the shed will be placed in relation to the house.**

12114 Mount Pleasant – the home owners are requesting permission to replace an existing fence. The fence will be in the exact same spot and will be the same size and material as the fence they are replacing. If the whole fence is being replaced the home owner will need to request a special exception to continue having a 6 foot fence. **A letter will be sent to get further details.**

12202 Mount Pleasant – the home owners are requesting approval for a fence. It was noted that the fence has already been erected and it is a 6 foot fence. Not only is the 6 foot fencing a violation but with no approval the home

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owners are subject to fines. **A letter will be sent requesting their presence at the next ACCC meeting to discuss the violations and consequences.**

9201 Lawnview – It was brought to the Committee’s attention that the driveway has been widened without getting prior approval. **A letter will be sent explaining the violation and requesting them to come to the next ACCC Meeting.**

Security Committee – Richard Mason and Brindisi Chan were in attendance to discuss security and vacant houses. Trying to pin down which houses are vacant so we can notify the police to keep an eye out is important. The committee will notify the Security Committee if any further vacant houses are identified.

A motion was made by M. Flowe at 7:57 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, August 3, 2017 at 7:00 pm at Deerfield Recreation Center, preschool room.