

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

**Deerfield Recreation Center**

**August 3, 2017**

**Meeting Minutes**

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

Committee Members Absent: Michael Flowe

Community Members Present: Rudy Rojas, Thomas McFarland, Ryan Leppo, Bob Derrick and Janee McFadden

The meeting was called to order at 7:04 PM by J. Keating. There was a quorum to conduct business. B. Dennis made a motion to accept the minutes of the July meeting as amended and 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, 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 second letter will be sent requesting the 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. Waiting for permit.

12200 Brittany Place – home owner is requesting a 6 foot fence because of their dog. A letter will be sent requesting a drawing showing the location of the fence in relation to the house. Waiting for response.

8719 Oxwell – homeowner has come to us as his neighbor's fence is on his property. We told him we can send a letter but it would be best if he could find a way to work it out with the neighbor. The county should be contacted if the neighbor will not work with him.

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

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. The permit has been received and a letter of approval will be sent.

8710 Granite – the front porch appears that it is being used as storage. There are 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. Monitor for 30 days.

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. The home owner provided the requested information on the shed placement and dimensions. A motion was made by M. Boddie for approval and was seconded by S. Beaver and passed unanimously. A letter of approval will be sent.

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. Residents did not show. Send second letter.

12201 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 owners are subject to fines. A representative for the owner attended the meeting. The ACCC requested a completed request form with neighbor's signatures and that it completed and returned with the permit by the next ACCC Meeting. J. Keating made a motion to approve the fence on the condition that the request is revised and returned by the next meeting. At which time the fines would be reviewed. The motion was seconded by B. Dennis and passed unanimously.

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**NEW BUSINESS:**

8804 Gramercy – Home owner submitted a request for a 6 foot vinyl fence. They are getting a new dog and are concerned about it jumping the fence. B. Dennis made a motion to approve the fence and S. Beaver seconded the motion. The motion passed and a letter of approval will be sent.

9200 Pleasant Court – A complaint was made regarding the overgrown rear yard, items on the front porch, vehicles in the driveway with no tags and flat tires, a large dead tree in the rear yard and flashing falling off the house and porch. A letter will be sent.

9203 Pleasant Court – A complaint was made regarding an overgrown rear yard, visible roof and gutter damage, gutters falling off the front of the house, visible damage on side roof, flashing falling off and a large dead tree in the front. A letter will be sent to the homeowner.

12813 Fernwood – a complaint was made about their overgrown yard, brush on the fence, discarded bicycles, multiple clotheslines, trim falling off the house in the rear and Christmas decorations remaining up. A letter will be sent.

**ONLINE APPROVALS:**

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. Further details were provided and this was approved online.

A motion was made by S. Beaver at 8:01 pm to Adjourn. The motion was seconded by M. Boddie and passed unanimously. The next meeting of the ACCC will be the first Thursday of the month, September 7, 2017 at 7:00 pm at Deerfield Recreation Center, preschool room.