

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Recreation Center
November 2, 2017
Meeting Minutes

Committee Members Present: Jack Keating, Sean Beaver Brian Dennis, Michael Boddie and Michael Flowe
Community Members Present: Eldon Richards, Paul Richards, Joseph Zelanis, Dorothy Ginter, Jim Douglas, Kevin James & Michelle Gimbert

The meeting was called to order at 7:00 PM by J. Keating. J. Keating has been re-elected to the Board and accepted the Chair of the ACCC. S. Beaver, M. Boddie, B. Dennis & M. Flowe all agreed to serve another year on the ACCC.

There was a quorum to conduct business. M. Flowe made a motion to accept the minutes of the August meeting as amended and was seconded by S. Beaver and the motion passed unanimously. S. Beaver mad a motion to accept the September meeting minute as amended and M. Flowe seconded the motion. The motion passed unanimously.

OLD BUSINESS:

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 P.G. County. No permit has been received as of yet. Fines were paid. **A letter was sent to the home owner stating that they must appear at the next ACCC meeting for a hearing to determine a fine for non-compliance. The maximum fine is \$1000.**

8763 Oxbwell – the house has long grass and a car in the driveway with a flat tire. The house appears to be vacant. **The grass has been cut but this will continue to be monitored.**

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 second letter was sent. **S. Beaver will check on this.**

9201 Lawnview – It was brought to the Committee's attention that the driveway has been widened without getting prior approval. Two letters were sent explaining the violation and requesting them to come to the next ACCC Meeting. The home owners submitted a form. B. Dennis made a motion to fine the home owners \$50 for not getting prior approval. The committee approved the driveway and agreed to the fine. An approval letter along with the request for payment of the fine was sent. A reminder letter was sent.

9200 Pleasant – 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 in in the rear yard and flashing falling off the house and porch. **A second letter was sent.**

9203 Pleasant – 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 second letter was sent.**

12813 Fernwood – a complaint was made about their overgrown yard, brush on the fence, discarded bicycles, multiple clothes lines, trim falling off the house in the rear and Christmas decorations remaining up. Homeowner responded to letter sent saying they are working on the problems. **Monitor**

12209 Shadetree – the homeowner was in attendance as well as a neighbor who is claiming that the owner's shed is not in compliance, she believes the shed exceeds the dimensions previously approved by the ACCC. The homeowner said he will have his contractor submit pictures of the measurements of the shed to show the size. The home owner also discussed future projects and agreed to provide an application with details before moving forward. **M. Flowe visited the residence and took measurements which showed that it exceeded the agreed size. A letter was sent to the home owner requesting that they bring the shed into compliance or remove it. He has since visited the neighbor to try and work things out.**

12201 Mount Pleasant –it has been brought the committee's attention that there is a car in the driveway that has been on jack stands and a tarp covering a missing window on it for quite some time. **A second letter was sent.**

8802 Orwood – a complaint was made about a dead branch hanging over into the neighbor's yard and an uncut yard. A letter was sent. **M. Flowe went by this home and reported that the grass has been cut and there are no dead branches hanging.**

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Oxwell – A 6 foot fence was put up without prior approval. The home owner was in attendance and explained the six foot section is only on the Montpelier side of the house for privacy as the house is on a corner of two major streets. Since there was a violation on no prior approval it was discussed and S. Beaver made a motion to fine the home owner \$200 for his violations of erecting a six foot fence and doing so without prior approval but approve the fence for privacy reasons. It was seconded by M. Boddie. The motion passed 4-1. **A letter was sent and the homeowner sent a check to cover the fines.**

NEW BUSINESS:

12502 Raven Way – The homeowner was in attendance and is requesting approval to redo his shed. He provided an application for a 10x15x10'shed to hold a trailer. The county does not require a permit if it is under 150 square feet. J. Keating motioned to approve the 10x15x15 foot shed as long as he gets signature from his neighbors and there is not porch on the front of the shed. M. Boddie seconded the motion. The motion passed and a letter will be sent once we receive the application with the neighbor's signatures.

12202 Valerie – The homeowner was in attendance and is requesting approval for a four foot tall wooden fence. His application was provided. The drawing was amended to only encompass the rear yard. S. Beaver made a motion to approve this approve the application to construct a four foot tall wooden fence as stated in the application. The motion was seconded by M. Boddie and passed.

8901 Eastbourne – Fence replacement – replace a 4 foot chain link with a wooden picket fence

9307 Montpelier – Replacement of left side fence to match right side fence.

12209 Shadetree – neighbor complaining about shed – says it is built on a concrete pad that is 4 feet high and claims he does not have a permit. ACCC previously approved addition, shed, etc. and he supplied a county permit for the addition. S. Beaver spoke with both parties.

Notifications:

8703 Granite – roof replacement

8800 Montpelier – A notification was sent informing us that the home owner will have a dumpster in the driveway from Nov. 3 – Nov 17.

On-line Approval:

9213 Montpelier – home owner is requesting approval for an addition to extend kitchen, front entrance porch and retaining wall. Reviewed and approved online. Letter sent.

With Attorney:

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.

A motion was made by S. Beaver at 8:20 pm to Adjourn. The motion was seconded by M. Flowe and passed unanimously. The next meeting of the ACCC will be the first Thursday of the month, October 5, 2017 at 7:00 pm at Deerfield Recreation Center, preschool room.