

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

**Deerfield Recreation Center**  
**December 7, 2017**  
**Meeting Minutes**

Committee Members Present: Jack Keating, Sean Beaver, Brian Dennis, Michael Boddie and Michael Flowe  
Community Members Present: Dorothy Ginter, Kevin James, Ricardo Conde & Michelle Gimbert

The meeting was called to order at 7:02 PM by J. Keating. There was a quorum to conduct business. B. Dennis made a motion to accept the minutes of the November meeting as amended and was seconded by M. Boddie and 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 giving 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 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. Letter sent. **The homeowner was in attendance and claimed he never received the letter of approval to get the permit. A copy was pulled from the file and provided to the home owner. He will take letter and get permit from the county.**

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 **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. The dimensions of the shed were found to be 13 x 14 x 12.4 and it was finished after the last meeting. His neighbor spoke with him and they were unable to come to a resolution. The homeowner is asking for special exception. S. Beaver said they should deny it since the homeowner and his neighbor cannot reach an agreement. The neighbor said if the homeowner could reduce the height to 10 feet tall she would be okay with it. S. Beaver made a motion to deny the homeowner’s request for special exception unless he can lower the height to compliance of 10 feet or remove the shed all together. M. Flowe seconded the motion and it passed unanimously. The homeowner was told he could appeal the ACCC’s decision to the Board at next week’s meeting. The home owner submitted an application for widening his driveway as well. M. Boddie made a motion to approve the driveway and add the front patio as long as the driveway remains 25 feet wide or less as stated. S. Beaver seconded the motion and it passed unanimously.**

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

**Monitor.**

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. It looks ok - **CLOSE**

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 will be sent. Letter sent. **Third and final letter needs to be sent and then turned over to attorney. (I misread my notes and was sending to attorney but retracted and have now sent third letter to homeowners).**

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 the rear yard and flashing falling off the house and porch. A second letter will be sent. Letter sent. **In compliance - CLOSE**

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

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- second letter will be sent. Letter sent. **In compliance - CLOSE**
- 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. **CLOSE**
- 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 will be sent. Letter sent. **In compliance - CLOSE**
- 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. **In compliance - CLOSE**
- 8700 Oxbell – 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. An approval letter and notice of fines will be sent. A letter was sent and the homeowner sent a check to cover the fines. **CLOSE**
- 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 no 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. An updated request form was received and posted online. Three approvals were received so an approval letter was sent. **CLOSE**
- 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. A letter will be sent. A letter was sent. **CLOSE**
- 8901 Eastbourne – Fence replacement – replace a 4 foot chain link with a wooden picket fence. The committee agreed to approve as long as it only encompasses the back yard. Send a letter requesting an updated drawing for the fence to only encompass the back yard. Letter sent. **Waiting for updated drawing from homeowner.**
- 9307 Montpelier – Replacement of left side fence to match right side fence. The committee approved this request. **CLOSE**

**NEW BUSINESS:**

8756 Oxbell – damaged vehicle with flat tire in driveway. S. Beaver will open ticket with the county.

**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. Boddie and passed unanimously. The next meeting of the ACCC will be the first Thursday of the month, January 4, 2018 at 7:00 pm at Deerfield Recreation Center, preschool room.