

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Recreation Center
September 1, 2022
Meeting Minutes

Committee Members Present: Sean Beaver, Michael Boddie Kim Elliott, Michael Flowe, Jack Keating, and Paula Rojas

Committee Members Absent: Jessie Linder

Community Members Present: Michelle Gimbert, Maria Preza and Mirna Retana

The meeting was called to order at 7:00 PM by J. Keating. There was a quorum to conduct business.

The minutes, from the August 11, 2022, meeting, were reviewed. M. Flowe made a motion to approve the minutes as amended and P. Rojas seconded the motion and it passed unanimously.

OLD BUSINESS:

Complaints:

12201 Cedarbrook – debris in driveway and overgrown bushes need to be tended to. Sent letter to clean up driveway and yard. **Hold until October meeting.**

12110 Cedarbrook -SUV in driveway has not moved in months and has a flat tire, there is a car parked in front of it with no tags. This is a repeat offense in the last 12 months. Fine raised to \$750 per month (\$250 per stored vehicle). The car without plates was moved but the SUV with the flat tire is still there with a flat tire. The fine going forward until the SUV is repaired or removed will continue at \$250 a month. Sent letter. **Continue fines.**

8718 Granite – Complaint of extremely overgrown backyard. Weeds and vines are coming over fence into neighbors' yard, fence is falling in places, dead trees, appliances are in back yard, rodents have been spotted running through the yard. Sent letter. **S. Beaver** will follow up with the complainant to see if they are satisfied. **Complainant will follow up with owners regarding the state of the fence. Hold until October meeting.**

8719 Graystone – they have disabled vehicles in the driveway. Sent letter to removed stored vehicles. **The wrecked vehicle has been moved but the other two stored vehicles remain in the driveway. Hold until October meeting.**

9206 Lawnview – Erected a 6' wooden fence without ACCC approval or county permit. It also exceeds the rear of the house. Sent letter that they are in violation, and they have 30 days to move fence in the side yard to back corner of the house. They need to submit a request to the ACCC for the fence and provide a permit from the county. Sent second letter and an application to submit ASAP. Sent Cease & Desist letter and request they attend the next meeting. **Homeowner attended meeting. Understands that she must move side sections to the back corner of the house as well as a permit from the county. Driveway can only be widened to 20 feet wide for first 24 feet from the street and no wider than 25 feet the rest of the way.**

9312 Montpelier – cars being parked on grass daily. Cars are gone. Driveway was widened and extended

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down the side of the house without approval or a permit. Neighbor has complained. They were told when they were working on driveway. There will be a fine of \$500 a month until the driveway extension is removed. **They removed top part of the driveway, S. Beaver and J. Keating ok'd. All fines were paid. House has sold. CLOSE.**

12100 Mount Pleasant – large stacks of firewood and deliveries being made blocking the road. Open ticket with county. Building a patio without approval. Sent another letter about sending in a request form for the patio and to discontinue running firewood business that has become a nuisance and to clean up clutter in the yard. **County was notified, send a Cease & Desist Letter.**

8901 Orwood – side and back yard are overgrown with invasive plants and vines higher than roofline of the house. Coming onto neighbor's property and choking landscaping. Also, free standing outbuilding in complete disrepair second out building including a shed. Homeowner responded he has been out of town and has a scheduled surgery at the end of July to repair and injury. He will get to it as soon as he can. Sent second letter giving him 30 days to get work started. Request that he update committee on the progress. **Hold until October Meeting.**

8766 Oxwell -there is a car on jack stands and partially under a cover being stored in the driveway and has been there for many months. Owner sent response letter. Car off front jack-stands and he is waiting for a part. ACCC granted a 60-day extension. Informed owner of 60-day extension. HOLD until September. He has been working on it. **Hold until October meeting.**

8773 Oxwell – Dumpster on grass. Sent letter to move dumpster to driveway. It cannot be on the grass. **Dumpster is gone. CLOSE.**

12413 Radnor – There are multiple box trucks parked regularly in driveway, Prince Asong Moving Company listed at this address, furniture on porch and around yard. Pictures provided. S. Beaver spoke with homeowner who claims he is not running a business. He was told he needed to remove the trucks from the premises. They cleared the front yard and assured S. Beaver that they are not running a business. A follow-up will be made with the complainant. We continue to receive complaints, now several trucks there daily, some on street making it difficult to drive on this road. **This is an ongoing problem. Send Asong flier to S. Beaver.**

12416 Radnor – cars are once again parking on the area where they added gravel on the sides of the driveway and were told not to use it for parking (they said it was added for drainage). Sent letter giving them 30 days to discontinue parking there or they could be fined. Sent another letter reminding them not to park on gravel again. **Hold until October Meeting.**

12206 Shadetree – Complaint of large deck being added without permission or permit. Sent letter giving them 30 days to put to in Request form and show permit. Contractor responded with drawings and an apology from homeowners. No request form or permit. Sent third letter and another request form. Notify of fine of \$250 a month as of June 1st for no preapproval and no permit. Fine will continue until approval request form and permit are received. **Permit is still in process. S. Beaver will follow-up for them to submit a request.**

12320 Shadetree – business being run from home. 3-4 service vehicles are there all the time or personal vehicles when they are gone. Trucks are being stocked and restocked all day long. Several neighbors got together and jointly sent a complaint on this house. Sent letter that businesses cannot be run from their home Ticket was opened with the county. Informed owners of ticket that was opened with county. Sent a third letter that they cannot park vehicles in rear yard and no

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commercial vehicles can be parked on property. **Homeowner called and said all, but one truck, are gone. Several others continue to see vehicles parked in the back on the patio. Send Cease & Desist and request that owner attends the next meeting.**

12334 Shadetree – trailers parked on grass, cars come and go as if being worked on and sold. Driveway was widened without approval. Several more complaints came in about this property. Sent letter to discontinue parking on grass and request that they submit form for driveway that was widened. Also let them know that automotive businesses cannot be run from their residence. Submitted an approval request with no details just driveway request. Fine for no prior approval of \$500. S. Beaver will reach out for details again. **Send second letter requesting detailed information.**

12349 Shadetree – Complaint of an automotive business being run from their home. There is an automotive lift in their garage. Sent letter regarding telling them they cannot run an automotive business from their home and fines could be imposed. Sent Cease & Desist letter. S. Beaver will follow up. **Open ticket with the county, send another Cease & Desist letter requesting they come to the meeting.**

12600 Silverbirch – erected a 6' wooden fence without ACCC approval or a county permit. Send letter that they need to send in a request to ACCC for their fence along with a county permit. Sent second letter and approval request form. Informed that they may be subject to fines for no prior approval, this will be decided once request application and permit are received. S. Beaver will follow up with homeowners. They sent in a request form and cut fence down to below 4-feet tall. **Send letter of thanks for cutting fence down in size and submitted a request form. A fine of \$50 will be implemented for not obtaining prior approval. Once fine is received the fence will be approved.**

Requests:

9207 Montpelier – Deck/patio replace with larger one 8 x 30 feet, replace existing retaining wall with new one with safety stairs shed and landscaping. Shed – no details provided. S. Beaver contacted them requesting more details. **HOLD until October Meeting.**

9206 Pleasant - request for a house to be built. **Contractor is redoing the roofline. Will upload for review.**

Waiting for permits

8904 Churchfield – homeowners on the call requesting deck, driveway, 3-foot retaining wall and landscaping. Permits will be needed for concrete patio. Approved pending receipt of permit for sidewalk and patio. **Waiting for permit.**

8807 Montpelier – Homeowners want to replace their chain link fence with a 6-foot fence in rear yard. Fence is for safety of children and keeping dog in their yard. Approval was granted pending receipt of permit. **Waiting for permit.**

12205 Mount Pleasant – 14' x 12' Gazebo. Approved pending receipt of permit. **Waiting for permit.**

8809 Orwood – requesting a 6-foot fence. Approved pending permit. **Received permit. CLOSE.**

8784 Oxwell – 6-foot wooden Fence for safety of their grandchildren. Approved pending receipt of permit. Waiting for permit. Send follow up letter that permit is needed from the county. Homeowner will submit a request when she is ready to proceed.

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8807 Oxwell – Shed request (16' x 10') and exception – Approved pending permit. **Waiting for permit. Send follow up letter that permit is needed from the county.**

12333 Shadetree – Hot tub request. Approved pending receipt of permit. Waiting for permit. Send follow up letter that permit is needed from the county. **Received permit. CLOSE.**

12203 Shadetree – wants to repave driveway and widen by 10 feet. Sent letter that the MCA guidelines are limited to 25' wide but county has limits of 20' wide. Homeowners should submit to county for permit and provide that back to ACCC for approval. **Hold until October meeting. Check to see if permit has been requested.**

12405 Silverbirch – fence, shed, driveway & landscaping, windows & shingles. S. Beaver reached out requesting they provide us more details. **S. Beaver will reach out. Send letter that this is being closed until we receive details.**

9210 Twin Hill – driveway being redone but are hoping to widen at the top of the driveway to 25 feet wide. Sent letter the MCA guidelines are limited to 25' wide but county has limits of 20' wide. Homeowners should submit to county for permit and provide that back to ACCC for approval. Homeowner sent permit from county and was informed they could continue with their project. **CLOSE.**

NEW BUSINESS:

Complaints:

12607 Cedarbrook – there is a box truck parked at this residence several times a month for multiple days at a time. Sent letter. **Monitor.**

12211 Mount Pleasant – Commercial truck being parked in front of residence regularly. Sent letter. **Letter was returned and another letter was sent. Monitor.**

12510 Silverbirch – corn is being grown in front yard as a border. **Send letter.**

Requests:

Notifications:

8720 Oxwell – PODS from 9/1 – 11/1.

9307 Montpelier – a dumpster will be in place for interior work being down. Unsure of exact dates but will be there for a few weeks.

A motion was made at 8:02 PM by M. Flowe to Adjourn and was seconded by P. Rojas and passed unanimously. The next meeting of the ACCC will be on Thursday, October 6, 2022, at 7:00 PM at the Deerfield Run Community Center.