

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Run Rec Center
October 6, 2022
Meeting Minutes

Committee Members Present: Sean Beaver, Kim Elliott (online), Michael Flowe, and Paula Rojas

Committee Members Absent: Jack Keating

Community Members Present: Michelle Gimbert, Kelly Ervin and Jorge Lopez

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

The minutes, from the September 1, 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. **Debris is gone, check bushes. Hold until November.**

12110 Cedarbrook -SUV in driveway has not moved in months and now has two flat tires, the other untagged cars are gone and fines for those were discontinued but the other one is ongoing (\$250 per stored vehicle). **Send another letter and invoice.**

12607 Cedarbrook – there is a box truck parked at this residence several times a month for multiple days at a time. Sent letter. **No issues. HOLD**

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. Yard has been cleared but fence is still in bad shape. **Follow up with complainant, he was going to talk to homeowners about fence.**

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. Talk with Jerri Jones and with the county to see if they can help.**

9206 Lawnview – Erected a 6' wooden fence without ACCC approval or county permit. It also exceeds the rear of the house. The homeowner attended the September meeting and agreed to move the side sections to the back corner of the house as well as get a permit from the county and submit a request form. The 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. **Send letter for progress and request form.**

12100 Mount Pleasant – large stacks of firewood and deliveries being made blocking the road. Homeowner was in attendance. **He says is not running a business with the firewood and he is waiting for a piece of equipment to move and chop up the bigger pieces. This will be taken care of in the next few weeks. He will put up a private property sign to try and deter people stealing his wood. He will remove the other items (boards and pieces of a climbing wall) to a better place to be stored. He said the patio was simply laying bricks over the existing concrete patio. He will**

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resubmit request for a shed (that we never received) and wait for approval before moving forward.

12211 Mount Pleasant – Commercial truck being parked in front of residence regularly. Sent letter.
Hold.

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. **Work in progress. Hold until November 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 November meeting.**

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. Homeowner who claims he is not running a business. He was told he needed to remove the trucks from the premises. 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. We will work with County Council.**

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.**

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 submitted drawings. Sent three letters and notified them 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. A request form was received from the contractor that also includes a six-foot fence and a side addition to the driveway. **Send Cease & Desist on driveway and fence and require them to come to next meeting. Send invoice of fines for June through September.**

12320 Shadetree – business is 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 commercial vehicles can be parked on property. **Homeowner called and said all but one truck is gone. Several other owners continue to see vehicles parked in the back on the patio. Send Cease & Desist and request that owner attends the next meeting. They did not attend October meeting. There are still cars being parked in the back. HOLD.**

12334 Shadetree –Driveway was widened without approval. Several more complaints came in about this property. Sent letter requesting that they submit a form for driveway that was widened. The

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homeowner submitted an approval request with no details just driveway request. Fine for no prior approval of \$500. **Send second letter requesting detailed information and request that they come to the November meeting.**

12349 Shadetree – Complaint of an automotive business being run from their home. There is an automotive lift in their garage. Sent several letters and two Cease & Desist letters. Open ticket with the county. **Work with County Councilman’s office to have them address.**

12510 Silverbirch – corn is being grown in front yard as a border. **Corn was removed. CLOSE.**

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. **Sent 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 November Meeting, waiting for more details.**

9206 Pleasant - request for a house to be built. **Contractor is redoing the roofline. Approved with conditions.**

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. Application is in.**

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. No application yet.**

12205 Mount Pleasant – 14’ x 12’ Gazebo. Approved pending receipt of permit. **Waiting for permit. Sean will check on this.**

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

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.**

NEW BUSINESS:

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Complaints:

9002 Montpelier – several work trucks are parked there every evening.

9312 Montpelier – now parking on area next to house where they were forced to remove the driveway.
Also has an untagged vehicle parked in the driveway. **Send letter.**

8725 Oxwell – car on jackstands and has been there for quite some time. **Send letter.**

12506 Silverbirch – Plastic bags with yard debris has been next to driveway for weeks.

Requests:

8705 Crestmont – redo siding, it will be white, remove second story deck and replace door with window, removing the greenhouse on back of house and all windows will be replaced with windows without grids. **Approved. CLOSE.**

8908 Eastbourne – requesting pergola on back patio. **S. Beaver will look into this. Patio is already there, does this need permit? Felipe's did not since patio was already there. Other than permit approved online.**

8714 Graystone – requesting to remove the garage doors and complete indoor enclosure. Would like to put double doors on the right side of the garage. **Upload online for review.**

8904 Orwood – inground pool being removed. Contractor has a permit. Looking to start mid-October and it will take 8-10 days. **Homeowner came to meeting. Approved pending receipt of permit.**

Notifications:

8807 Gramercy – Dumpster.

8725 Oxwell – Roof replacement (quarry gray).

8801 Royal Ridge – painting house gray with white trim and black shutters.

8803 Royal Ridge -fixing back patio, removing stones, will clean up area and replace in same footprint.

12232 Shadetree – replacing pavers on back patio and adding a small section under the kitchen window.

A motion was made at 8:43 PM by P. Rojas to Adjourn and was seconded by M. Flowe and passed unanimously. The next meeting of the ACCC will be on Thursday, November 3, 2022, at 7:00 PM at the Deerfield Run Community Center.