

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Run Recreation Center
December 1, 2022
Meeting Minutes

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

Community Members Present: Chuck Johnston and Michelle Gimbert

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

The ACC Committee nominated Michael Flowe as Chair of the Committee. Sean Beaver, Kim Elliott, Jack Keating and Paula Rojas all agreed to continue serving on the committee.

The minutes, from the November 3, 2022, meeting, were reviewed. S. Beaver made a motion to approve the minutes as written and K. Elliott seconded the motion and it passed unanimously.

OLD BUSINESS:

Complaints:

8902 Briardale – mattress on the curb. Send letter that it needs to be wrapped in plastic for county to pick up. Mattress gone. **CLOSE**

12203 Brittany – Items in front of garage and driveway. Sent letter. **HOLD and check to see if cleaned up.**

12201 Cedarbrook – debris in driveway and overgrown bushes need to be tended to. Sent letter to clean up driveway and yard. Debris is gone. Sent follow up letter asking to attend to overgrown bushes. **HOLD and check on for changes.**

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 invoice and sent to attorney.**

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. **Yard is in much better shape, but fence and gazebo need to be removed, repaired or replaced.**

8718 Granite – Trailer with a car on it is being stored in the driveway. **Send second letter since it is a recurring problem \$150 fine will be enforced dated back to November 1st if not moved.**

8707 Graystone – Trim and soffit is in disrepair. **Send second letter as well as remove appliance from front porch.**

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. Check with complainant to see if vehicles are gone. One car still being stored. Filled with junk and hasn't moved in months/years. **Send Cease & Desist requiring them to come to the next meeting.**

9206 Lawnview – Erected a 6' wooden fence without ACCC approval or county permit. It also exceeds

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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. **Send another letter informing them of \$500 fine for no approval and fine of \$250 a month fine dating back to May. Give them 30 more days to come into compliance or fines will increase to \$500 a month. Fence must be moved to back corner and request form must be submitted along with progress of permit.**

9002 Montpelier – several work trucks are parked there every evening. Sent second letter notifying them of potential fines from MCA and County. **Trucks are gone. CLOSE.**

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 was out of town and recovering from surgery and will get to it as soon as he can. Sent second letter giving him 30 days to get work started and request update. **Complainant said very little progress was made. Send Cease & Desist requiring him to come to the next meeting.**

8701 Oxwell – car parked in the back yard. Send letter. Didn't see car parked there. **CLOSE.**

8725 Oxwell – car on jackstands and has been there for quite some time. Sent letter. Reach out to complainant. **Send second letter that investigation will be opened with the county and MCA could fine per vehicle.**

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. Sent letter to check on progress. **Homeowner attended meeting, car is fixed and off jackstands. 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. 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. **With County Inspector. HOLD.**

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. **Auto repair sent to county. HOLD.**

12206 Shadetree – Complaint of large deck being added without permission or 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. 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. Sent Cease & Desist on driveway and fence and require them to come to next meeting. Sent invoice of fines for June through September. Homeowner attended meeting. They are waiting for permit for deck and want a six-foot fence for a dog. The fines were lowered to \$500 which were paid at the meeting. S. Beaver will follow up with them by email. **Check for permit. We still need more information for fence and driveway before moving on.**

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12229 Shadetree – junk on the front porch, plow and rototiller in yard. Sent letter. **Work underway. Monitor.**

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. There are still cars being parked in the back. Sent letter thanking them for not parking in back and remind them that one truck is ok for everyday commuting, but other employees cannot leave their cars there overnight. **CLOSE.**

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 homeowner submitted an approval request with no details just driveway request. Fine for no prior approval of \$500. **Send another invoice and send to attorney.**

12602 Silverbirch – Large bus being parked on street in front of residence. Sent letter. **Bus is gone. CLOSE.**

Requests:

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. **S. Beaver responded to homeowners. HOLD.**

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. Request is being closed due to lack of details. Sent letter informing homeowner that they will need to send in a new request when they are ready to do work. **CLOSE.**

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.**

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. Permit received. CLOSE.**

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.**

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NEW BUSINESS:

Complaints:

Requests:

8763 Oxwell – requesting a 10 x 10 shed. **Approved online. CLOSE.**

Notifications:

12310 Silverbirch – residing with white siding and black shutters.

A motion was made at 8:01 PM by J. Keating to Adjourn and was seconded by S. Beaver and passed unanimously. The next meeting of the ACCC will be on Thursday, January 5, 2023, at 7:00 PM at the Deerfield Run Community Center.