

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Run Recreation Center
February 2, 2023
Meeting Minutes

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

Community Members Present: Carol Peterson and Michelle Gimbert

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

The minutes, from the January 5, 2023, meeting, were reviewed. J. Keating made a motion to approve the minutes as written and S. Beaver 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. Sent follow up letter asking to attend to overgrown bushes. Send Cease & Desist if not cleaned up. **Owner reached out and said they have trimmed the bushes. Check house on progress and monitor.**

8819 Gramercy – trailer in driveway and one parked on street with car on it. **Trailer in driveway was gone but has reappeared. Send letter.**

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. Send second letter for fence and gazebo need to be removed, repaired or replaced. **Hold until March.**

8707 Graystone – Trim and soffit is in disrepair. Sent second letter and request they remove appliance from front porch. Homeowner attended meeting, having difficulty getting a contractor to do small jobs. Appliance removed. He was provided some numbers of someone who can help. Motion made by M. Flowe to hold until May and was seconded by S. Beaver and passed unanimously. **HOLD until May.**

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. \$500 fine for no approval and fine of \$250 a month fine dating back to May for no request form, no permit and for side section not being moved to back corner of house. Gave 30 more days to come into compliance or fines will increase to \$500 a month. Submitted proof of permit request. Continue fine of \$250 a month until side section is moved back. Send another letter and invoice. Received paperwork and permit application but fence has not been moved to back corner. **Stop fine as of Jan. 1st. They moved fence back as requested. Fine is still \$2500 for non-approval and not submitting paperwork or moving fence back for months. J. Keating made a motion to approve fence pending receipt of permit from the county and receipt of payment for fines. K. Elliott seconded the motion and it passed unanimously.**

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

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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. Homeowner in attendance said neighbor sent yard workers onto his property to clean up. Gazebo is structurally sound, but veneer came off. He will repair this when weather is warmer so it will stick. Motion made by M. Flowe to hold until March meeting. S. Beaver seconded the motion and it passed unanimously. **Homeowner will follow up before March 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. **With County Inspector. CLOSE.**

12229 Shadetree – junk on the front porch, plow and rototiller in yard. Sent letter. Work underway. Send second letter giving 30 days to comply or there will be fines dated back to January. **Send CEASE & DESIST letter requiring them to attend next meeting.**

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. Send letter to close out. They can submit if they decide to move forward. **CLOSE.**

NEW BUSINESS:

Complaints:

12204 Brittany – junk on porch. **Send letter.**

12110 Cedarbrook – complaint that a truck delivered two vehicles with no tags and with stickers in the window. **One vehicle gone but the other untagged vehicle along with disabled SUV remain. Send letter.**

8718 Crystal Rock – car on jackstands for many months. **Send letter.**

12500 Ivory Pass – pod in driveway for many months, disabled car on jackstand being stored in driveway for months and trailer being parked in street. **Send letter.**

12201 Mount Pleasant – car with flat tire has been this way for month. **Send letter.**

12202 Mount Pleasant – car on jackstands for months. **One undercover and others being worked on. Send letter and open ticket with the county.**

12207 Valerie – Side yard and porch are full of junk. **Send letter.**

Requests:

8816 Churchfield – requesting a 6-foot wooden fence for a dog. **Approval pending receipt of permit from county.**

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9300 Montpelier – requesting a 4-foot wooden fence from back corner of house to sides where there are already chain link fence. **Approved. Send approval letter.**

9312 Montpelier – requesting a 10 x 10 shed in back corner of their yard. **Approved. Send approval letter pending that the color is harmonious with the community.**

Notifications:

12700 Cedarbrook – new roof (estate gray), siding (oxford blue).

9210 Montpelier - Shed removal.

12311 Mount Pleasant – trailer temporarily in driveway for a few days to clean out.

8723 Oxwell – window replacement. Also, he will occasionally have a trailer in front of house for a day or two around toy train shows.

12504 Silverbirch – squatter in empty house. Bank is working on evicting them.

A motion was made at 8:15 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, March 2, 2023, at 7:00 PM at the Deerfield Run Community Center.