

Montpelier Community Association
ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE

Deerfield Run Recreation Center
June 1, 2023
Meeting Minutes

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

Community Members Present: 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 May 4, 2023, meeting, were reviewed. J. Keating made a motion to approve the minutes as written and K. Elliott seconded the motion and it passed unanimously.

OLD BUSINESS:

Complaints:

12201 Cedarbrook –overgrown bushes need to be tended to. Sent letter to address overgrown bushes. The owner reached out and said they had trimmed the bushes. Bushes closest to house were trimmed but bushes closer to the street beside the driveway need to be trimmed as well. Another letter was sent giving them 30 days. Check bushes. Send another letter if they were not taken care of. **Bushes have been removed. CLOSE.**

8807 Gramercy – widened driveway w/o permit or permission. Sean spoke with new homeowners, and they will submit request form for driveway and patio. They will stop work for now. **They are parking a truck and boat in the dirt section next to the driveway. Send letter.**

8718 Granite – Fence and gazebo are falling down. Sent Cease and Desist letter. Send a letter informing them of \$500 one time fine and a \$250 a month fine until the fence and gazebo are fixed or removed and send to attorney. Fines on hold, homeowner reached out and started work. The roof for the gazebo was approved and the gazebo repaired. **The fence is still falling in places. Monitor until July.**

8707 Graystone – Trim and soffit is in disrepair. The homeowner came to the Board Meeting and asked for another extension due to extenuating circumstances. ACCC members at the meeting agreed to grant another 30-day extension. **Sean will confirm if the work has been completed. Monitor.**

12500 Ivory Pass – PODs in driveway for many months. Sent letter requesting how long PODs will be there. PODs is still there. Sent Cease & Desist to come to next meeting and give them 30 days to reach out or remove PODs. **The homeowner attended the meeting and said they will be removing the PODs by next week. Monitor. PODs was removed. CLOSE Trailer is being parked on the grass. Send letter.**

9206 Lawnview – Erected a 6' wooden fence without approval or permit and it exceeded the rear of the house. Started in May 2022, fined \$500 for building w/o permission and \$250/month until we receive request form, permit and fence is moved to back corner of house. January, we received request from, drawings, permit application and fence was moved to back corner of house and accumulating fines were stopped. Sent letter requesting they come to April meeting to discuss fines. HOLD until May meeting. The homeowners were in attendance and the Committee agreed to reduce the fine to \$500 that must be paid within 30 days. A letter will be written that gives them tentative approval for the county permit based on them paying their fines and providing us with a copy of the permit when it is received. **The fine was paid, and the permit was approved and received. CLOSE.**

9104 Montpelier – yard is full of junk and building materials, driveway has trash. Sent letter. The homeowner

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reached out and said cleanup has been done. Monitor. **Send a letter to clean up the top of driveway near garage.**

9314 Montpelier – cars parked on grass. Sent letter. HOLD until May meeting. **Cars are still being parked on the grass. Send a second letter. Sean will follow up with the owner and send provided picture.**

12100 Mount Pleasant – another complaint about more large deliveries of firewood being dropped off and it being an eyesore. Sent letter of more complaints. Must move wood from corner of lot, put up private property signs and tell them there will be a \$2000 one time fine and a fine of \$500/month if they do not come into compliance right away. County is addressing this matter. Sent Cease & Desist. The homeowner did not attend the meeting as requested. **Send a letter and invoice of fines. Request they move the large stacks of wood that has become a nuisance and consider building a privacy fence.**

12202 Mount Pleasant – complaint of homeowner working on a car in their driveway. **Monitor.**

12211 Mount Pleasant – complaint about PODs in driveway. Sent letter. One of the PODs has been removed. Send a letter inquiring when the second one will be removed. The second one was removed before the letter went out. **CLOSE.**

8808 Oxwell – untagged cars in driveway. Sent letter. Untagged cars are still being parked there. **Open 311 ticket for untagged cars. Send a Cease & Desist letter.**

12342 Shadetree – An appliance and other junk is on their porch. **Appliance is gone. CLOSE.**

Requests:

8807 Orwood – replacing their existing fence with a new cedar plank fence. **A permit will be required for a six-foot fence. Send a letter that fence is approved pending receipt of permit.**

Pending Permit:

8904 Churchfield – patio and driveway – waiting for permit.

NEW BUSINESS:

Complaints:

12203 Barclay – fence falling down. **Send a letter.**

12203 Brittany – tall grass and overgrown bushes. **Send a letter.**

12506 Cedarbrook – parking cars in back yard and beside driveway. **Send a letter.**

12701 Cedarbrook – advertising room for rent. **Send a letter.**

8708 Crystal Rock – tall grass. **Send a letter.**

9207 Ethan Court – grass is 2 foot tall and dead branches lying around the yard. Unregistered car in driveway. **Send to attorney. Send a letter to the complainant.**

12410 Mount Pleasant – squatters in camper in driveway at an empty house and they have two pitbulls at site on occasion, hooked up to camper. **Send the owner a letter of camper, grass and pitbulls on property.**

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8805 Orwood – 3 or more dogs pooping in the neighbor's yard daily and owners of dogs are not cleaning it up. Dogs are let off the leash in the front as well. Chasing neighbors and the mail carrier. They also bark at all hours. **Send a letter that dogs are a nuisance and must be leashed.**

8721 Oxwell – entire back yard was dug up. Should we check what they are doing? **Monitor.**

8729 Oxwell – trailer on the grass next to the driveway. **Send a letter.**

8778 Oxwell – untagged car in driveway for many weeks. **Send a letter.**

12308 Shadetree – built a shed without permission. **Send a letter.**

12700 Silverbirch – car on jackstands. **Send a letter.**

Requests:

8735 Oxwell – Deck replacement. **Approved and send letter.**

8912 Royal Ridge – replace front 6' x 11' porch (same size in same place) and replace 4 – 4x4 columns with 2 - 6x6 columns painted to match existing colors of the house. Replace shutters (color will be the same). **Approval pending receipt of applicable permits.**

Notifications:

12414 Eastgate – Chimney work.

8819 Gramercy – new roof.

12503 Ivory Pass – Roof replacement.

9203 Lawnview – replacing their fence around their pool with a vinyl fence.

9208 Lawnview – replace roof (black), siding, garage door, gutters (white) and damaged windows.

8807 Montpelier – replace front door, power wash and repaint shutters.

9310 Montpelier – chimney work, roof gutters.

12101 Mount Pleasant – Landscaping, removing bamboo, French drains & security cameras. **French drain may need a permit. Sent letter having them check and mention the gas lines in front and back so they should call Miss Utility.**

8709 Oxwell – replace front door.

9210 Twin Hill – window replacement.

A motion was made at 8:00 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, July 6, 2023, at 7:00 PM at the Deerfield Run Community Center.