

**Montpelier Community Association**  
**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**

**Deerfield Run Recreation Center**  
**July 6, 2023**  
**Meeting Minutes**

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

Committee Members Absent with cause: Paul Rojas

Community Members Present: Michelle Gimbert and Carl Stanat

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

The minutes, from the June 1, 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:**

12203 Barclay – fence falling down. Sent a letter. **Monitor**

12203 Brittany – tall grass and overgrown bushes. Sent a letter. **Send a letter that grass is good but please trim the bushes.**

12506 Cedarbrook – parking cars in back yard and beside driveway. **Sent a second letter giving them 30 days.**

12701 Cedarbrook – advertising room for rent. **Homeowner removed ad. CLOSE.**

8708 Crystal Rock – tall grass. **Grass was mowed. Monitor.**

9207 Ethan Court – grass is 2 foot tall and dead branches lying around the yard. Unregistered car in driveway. **Request assistance from the Board from the Benevolent fund.**

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. Sent letter. **Monitor.**

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. **Send another letter regarding fence.**

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. **Repaired. CLOSE.**

12500 Ivory Pass – Trailer being parked on the grass again. **Trailer gone. CLOSE.**

9104 Montpelier – Messy at the top of the driveway. Sent letter. **Monitor.**

9314 Montpelier – cars parked on grass. Sent letter. HOLD until May meeting. Cars are still being parked on the grass. **Cars are now parked on the driveway. CLOSE.**

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**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**

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. Sent Cease & Desist. The homeowner did not attend the meeting as requested. **Sent 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. Send to attorney.**

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

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. Sent the owner a letter of camper, grass and pitbulls on property. **Send to attorney to confront the homeowner.**

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. Sent a letter that dogs are a nuisance and must be leashed. **Send a second letter to follow up to see if the problem dog has been rehomed and others are being kept on leashes and out of neighbor's yard.**

8721 Oxwell – entire back yard was dug up. Should we check what they are doing? **Monitor. Email letter to owners regarding front and back yard and that if digging they may need a permit for more than 5000 square feet.**

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

8778 Oxwell – untagged car in driveway for many weeks. Sent a letter. **Car is gone. CLOSE.**

8808 Oxwell – untagged cars in driveway. Sent letter. Untagged cars are still being parked there. Open 311 ticket for untagged cars. Sent a Cease & Desist letter. **Send a fine of \$500 for initial infraction and \$250 a month retroactive to June 1<sup>st</sup> until problem stops.**

12308 Shadetree – built a shed without permission. Sent a letter. **Sent in request. Approved. CLOSE.**

12700 Silverbirch – car on jackstands. Sent a letter. **Monitor.**

### **Requests:**

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. **CLOSE.**

### **Pending Permit:**

8904 Churchfield – patio and driveway – waiting for permit. Received permit for driveway and walkway. Waiting for a grading permit and will do the patio at a later time. **HOLD.**

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

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.**

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**ARCHITECTURAL CONTROL & COMPLIANCE COMMITTEE**

**NEW BUSINESS:**

**Complaints:**

12110 Cedarbrook - Broken down trailer on street between these houses. **Open a ticket with the county.**

12607 Cedarbrook – trailer parked on grass. **Send a letter.**

12310 Mount Pleasant – Siding is curling since they painted, and it needs to be repaired. **Send a letter.**

8907 Royal Ridge – Several trucks and trailers parked there all the time. **Monitor.**

12328 Shadetree – PODs have been in the driveway for several weeks. **Send a letter to see how long they will be there.**

**Notifications:**

12804 Fernwood Turn – resurfacing driveway remaining the same size.

A motion was made at 7:56 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, August 3, 2023, at 7:00 PM at the Deerfield Run Community Center.