

ARB November Meeting Minutes

November 15th, 2010

Attendees

ARB Members Present: Katie McGovern, Scott Randall, Brian Bleeze, Chris Prichard, John Charters, John Purvis

ARB Members Not Present: Brien Looney

HOA Staff Present: Kristen Higgins, Steve Hurwitz

Recording Secretary

Chris Prichard

Agenda

1. Call to Order
2. Welcome
3. Resident Comments
4. Present Minutes from 10-18-2010 Meeting (Chris Prichard)
5. Community Manager /ARB Administrator Report
6. New Business
 - a. ARB Applications (HOA Staff)
 - b. ARB Violations (HOA Staff)
 - c. Presentation of Metrics from Revitalization (Scott Randall)
 - d. Consideration of Shed Standard Proposal, working document
 - e. New Standards Considerations
 - f. Interpretation of the Basketball Hoop standard
7. Old Business
 - a. January Article for LRR Newsletter
 - b. Home Improvement Faire needs
 - c. Application Approval Schedule and ARB Member Contact List
8. Adjourn Meeting

Call to Order and Welcome

- Meeting was called to order by Katie McGovern at 7:00 PM.

Resident Comments

- **No Resident Comments**

Presentation of Minutes from 10-18-2010 Meeting

- One Revision to the October ARB Meeting Minutes, which will be amended to include the Board's approval of an application that was added to the meeting after publication of the agenda
- **Approval of the October 18, 2010 ARB Meeting Minutes, conditional upon the noted revisions**
 - **Motion to Approve:** Katie McGovern
 - **2nd:** John Charters
 - **Unanimously Carried**

Community Manager Report

- Continuing to make progress on closing violations from the Revitalization
 - Closed a violation from March recently
- Approximately 100 violations remain open out of 1,000
 - Some have requested extensions
 - John Purvis inquired as to how the HOA is verifying absentee owners
 - Kristen said they are getting forwarding notices, etc.
 - They are also checking for owner of record and other methods
- Katie McGovern requested that the ARB Corner byline be updated in the LRR Newsletter
- Katie McGovern requested the ARB December meeting be removed from the Community Calendar

ARB Applications

- **Steve & Krista Parrott - 6636 Rock Lawn Dr (Homeowner Present)**
 - Porch Application
 - Tearing down old porch and building new one
 - Everything will be consistent
 - **Motion to Approve Application:** Chris Prichard
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **David Caviness - 13777 Laurel Rock Dr (Homeowner Not Present)**
 - Application for Basketball Hoop
 - Have confirmed with Fairfax County that they do not differentiate between portable and freestanding
 - VDOT does not allow hoops to be place on the curb

- ARB will only allow hoops if they are in accordance with the set backs from the County, per published specifications from the County
- Alternative avenue for the homeowner is to seek a variance from the County
 - **Motion to Disapprove Application based on not meeting minimum set back requirements from Fairfax County:** John Charters
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**
- **Gab Lim - 137937 Marblestone Dr (Homeowner Not Present)**
 - Application for Basketball Hoop
 - Have confirmed with Fairfax County that they do not differentiate between portable and freestanding
 - VDOT does not allow hoops to be place on the curb
 - ARB will only allow hoops if they are in accordance with the set backs from the County, per published specifications from the County
 - Alternative avenue for the homeowner is to seek a variance from the County
 - **Motion to Disapprove Application based on not meeting minimum set back requirements from Fairfax County:** John Charters
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **Doug & Michelle Peterson - 13771 Laurel Rock Dr (Homeowner Not Present)**
 - Application for Basketball Hoop
 - Have confirmed with Fairfax County that they do not differentiate between portable and freestanding
 - VDOT does not allow hoops to be place on the curb
 - ARB will only allow hoops if they are in accordance with the set backs from the County, per published specifications from the County
 - Alternative avenue for the homeowner is to seek a variance from the County
 - **Motion to Disapprove Application based on not meeting minimum set back requirements from Fairfax County:** Scott Randall
 - **2nd:** Brian Bleeze
 - **Motion Carried with five members voting in Favor and one member Abstaining**
- **Wayne Ngo - 13536 Sierra Dr (Homeowner Not Present)**
 - Painted house pink
 - Discovered during routine maintenance and homeowner notified they did not seek approval for house color
 - Homeowner is submitting application for painting
 - **Motion to Disapprove Application based on the color not being harmonious with neighborhood:** Brian Bleeze
 - **2nd:** Katie McGovern

- **Unanimously Carried**

ARB Violation Hearings

- **Wade Elliott - 13950 Waterflow Pl (Homeowner Present)**
 - Repair/Replace worn and torn screens
 - Homeowner presented plans to make repairs
 - **No action required by ARB**
 - Will receive usual follow up inspections for compliance
- **Brian Burke - 13846 Wakley Court (Homeowner Not Present)**
 - Trim needs Repair/Paint
 - No response from homeowner to Certified Mail
 - **Motion to Forward to Board of Trustees for Further Action:** John Charters
 - **2nd:** John Purvis
 - **Unanimously Carried**
- **Poovalai & Uma Jayachanran - 5920 Wild Brook Crt (Homeowner Not Present)**
 - Need to Paint Shutters
 - No response from homeowner to Certified Mail
 - **Motion to Forward to Board of Trustees for Further Action:** John Charters
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**
- **Matthew & Leigh Steele - 13923 Water Pond Crt (Homeowner Not Present)**
 - Trim needs Repair/Paint
 - Got response today from homeowner requesting extension for hardship.
 - ARB declined to grant since homeowner has had multiple opportunities to respond
 - **Motion to Forward to Board of Trustees for Further Action:** John Purvis
 - **2nd:** Brian Bleeze
 - **Unanimously Carried**

New Business

- **Presentation of the Metrics from Revitalization (Scott Randall)**
 - Highlights
 - 38% Violation Rate overall
 - 27% Rate in Single Family Homes
 - 55% Rate in Town Homes
 - 84% of homeowners have corrected violations to date
 - Report available upon request
- **Consideration of Shed Standard Proposal, working document**
 - Brian Bleeze presented the update draft of the Shed Standard Proposal

- Notable modifications from previous version:
 - Foundation type will be limited to timbers or concrete piers only, no concrete slab
 - presents modification to water flow on property
 - John Purvis argued that it would be preferable to keep concrete slabs
 - After discussion, ARB decided to allow concrete slabs as well as concrete and timber piers as acceptable foundation materials
 - Height of shed is defined from bottom of floor to tip of peak
 - Foundation cannot impede or divert flow of water onto an adjacent property
 - Foundation must be no more than 4" above grade at the lowest point
 - Sheds on record are subject to revitalization surveys, with advance notice to the homeowner
 - Pitch of roof is 3/12 and shed can be oriented in any manner
 - Application for a shed must include an attached landscaping plan
 - Will modify the standard title from "shed" to "outbuilding" and replace the word "shed" with "outbuilding" throughout the standard
 - **Motion to Approve the updated Shed Standard contingent upon the discussed modifications:** Brian Bleeze
 - **2nd:** Katie McGovern
 - **Unanimously Carried**
- **New Standards Considerations**
 - Katie will meet with Steve to discuss new standards
 - Items discussed for inclusion in the updated standards by the ARB
 - Take holistic approach to updating standards
 - ARB Permits for approved work
 - Green Technologies and new technologies
 - Stamped concrete
 - Fees for permits, applications, etc.
- **Interpretation of Basketball Hoop Standard**
 - HOA staff and ARB members are seeing a rash of improperly installed Basketball Hoops
 - Official ARB Position:
 - Have confirmed with Fairfax County that they do not differentiate between portable and freestanding
 - VDOT does not allow hoops to be place on the curb
 - ARB will only allow hoops if they are in accordance with the set backs from the County, per published specifications from the County
 - Alternative avenue for the homeowner is to seek a variance from the County

- Steve Hurwitz will write article in next LRR Newsletter addressing the Hoop issue and clarifying the position of the ARB in relation to the requirements set by Fairfax County and VDOT.
- Standard will need to be revisited when all standards are updated in the upcoming year

Old Business

- **January Article will be about removing Holiday decorations**
- **Home Improvement Faire needs:**
 - John Purvis is going to begin investing how to get permission for charging contractors for exhibiting
- **Reviewed Application Approval Schedule and Member Contacts**

Adjournment

Meeting was Adjourned at 9:30 PM

- **Motion to Adjourn Meeting:** Katie McGovern
 - **2nd:** John Purvis
- **Unanimously Carried**