

AERC
March 28, 2006

The AERC held its March meeting electronically with members Bob Day, Bob Craig, Dave Minier, Paula Hadzima, Bob Tremmell, Donna Parisi and Dan Navarro.

Applications

Only one application was received – a replacement for a mailbox. Since the requested mailbox matched the Guidelines for “Application Not Required”, the homeowner was notified that an application was not required.

Other Actions

Car parked on grass – the committee delivered a copy of the Guidelines and a short friendly note to the homeowner at 15461 Indianola Drive who had a car parked on the grass beside the driveway. The car was gone within a week.

Taking down trees – the committee talked with the homeowner at 7309 Grinnell Drive who has a tree leaning against his backyard fence. MTM provided the name & phone number at Washington Gas who controls the easement and Washington Gas has agreed to take down the tree. The homeowner asked about taking down another tree in the backyard to allow more sunlight. The committee advised that permission was not required and the homeowner could do whatever he wanted with his trees.

Upgraded walkway – the committee talked with the homeowner at 7341 Gold Ring Terrace about replacement of the front walkway and repair of the front stoop. Since the repair and replacement is within the existing design concept, the homeowner was told that an application was not required.

Sunken driveway/rotting pillar – the committee discussed the lack of homeowner action at 7306 Grinnell Driveway and decided to send a letter with pictures to the County requesting an inspection for code violations.

Wooden fence – the committee walked the fence that runs behind Villisca down towards Grinnell Drive. It was installed by the HOA as a visual barrier between our community and the FEDEX property. The berm is now covered with trees and the HOA no longer serves a purpose. However the fence has created a private area for kids to gather. Neighbors have observed kids coming in from Crabbs Branch to this area to hang out. The privacy it provides these kids is so great that a little "patio" has been erected complete with two deck chairs and graffiti marking the territory. Bottom line is that the wooden fence serves no purpose except to provide privacy to kids who engaged in questionable behavior.

Options:

1. Do nothing. The AERC doesn't like this option because it only is a matter of time before this area is linked to vandalism or a crime.
2. Take the whole fence down. This makes the most sense to the AERC. The HOA put the fence up, it is on common HOA property, and the fence is the responsibility of the HOA.
3. Take down the fence behind Villisca. This is about one-third of the fence and certainly the area of problems. From a cost perspective, this may be the right first step. However, the delinquency problem could still move down the fence, resulting in the need for the other two-thirds to come down.

AERC Recommendation: the Board should take the fence down.

The AERC adjourned the meeting following discussion of the fence.