

AERC May 30, 2006

The AERC held its May meeting at Bob Craig's house with members Bob Day, Bob Craig, Dave Minier, Paula Hadzima, Bob Tremmell, and Dan Navarro.

Applications

7412 Monona Terrace	extend privacy fence by 3 feet	Approved
7233 Wapello Drive	replace front door & storm door; color change to white	Approved
7233 Wapello Drive	replace garage doors; maybe ones with windows	Approved
7304 Gold Ring Terrace	replace front door with one with beveled glass	Approved
7304 Gold Ring Terrace	shed in backyard	Not Approved
7308 Gold Ring Terrace	split rail fence, connecting to both neighbors	Approved
7308 Gold Ring Terrace	playsset on rear property line	Approved
6 Grinnell Court	screened in porch and new adjacent deck	Approved
7220 Grinnell Drive	replace/expand existing deck	Approved
7128 Grinnell Drive	replace siding/shutters & paint porch: color change	Approved

Other Actions

We have reached the beginning of summer and most residences have completed their annual spring maintenance. Generally the neighborhood looks pretty good – but a few of our neighbors need a letter reminding them of something specific that needs to be done. The following letters will be sent out

7108 Grinnell Drive	shutter replacements incomplete
7212 Dubuque Court	garage doors, peeling paint
7218 Wapello Drive	replace/repair mailbox
15461 Indianola Drive	mailbox & garage doors
15505 Moravia	overgrown shrubs
15444 Indianola Drive	overgrown shrubs
15452 Indianola Drive	driveway cracks
7411 Monona Terrace	garage door peeling paint

County Code - A commercial trailer with MD license A086568 that has been parked adjacent to the common area at Monona Terrace for over 3 weeks was reported to Montgomery County for County Code enforcement.

Expiration dates – The committee discussed the following issue – How long should we wait for a project to be completed? Our Guidelines say that applications are good for one year. So if a project is not started within one year, then the approved application becomes void - this is clearly marked on the approved application. But if a project is started and then stopped before it is finished – what then? The committee discussed possible reasons for this and how to approach homeowners. The Covenants say in Article VIII, Section 4 that approved projects must start within 6 months and be substantially complete within 12 months. If a project is interrupted, the committee will talk with the homeowner and will keep the Board informed. If an interrupted project exceeds 12 months, then it becomes a Covenant violation and falls within the purview of the Board. The Committee will clarify the Guidelines in the next revision – until then, the committee will make a note on approved applications reminding the homeowners of the 6 month and 12 month expectations.

Town Homes – The committee discussed the following issue – Are town homes treated the same as detached residences? Our Guidelines were written without any distinction between town homes and detached residences. The Covenants appear to treat them the same as well, except for the fact that there is a common services and the homeowner fees are different. Each town home has property both in front and out back – and the committee recognized that if a town home owner wanted to do something with that property, it would affect not only the adjacent neighbors but also the services and fees administered by the Board. The committee decided that if such an application was received, the committee would immediately get the Board involved.

Wooden Fence

The wooden fence behind Villisca Terrace on the berm continues to provide a private place for teenage mischief. At the April Board meeting, we discussed putting a section of industrial grade chain link fencing to close the gap behind the wooden fence. The AERC would like to work with MTM and the fence company to ensure the proposed design gets implemented correctly.

The AERC meeting adjourned at 8:50pm