

1. **Call Meeting to order:** 10:04 a.m.

2. **Certify Quorum of Committee:** present via video conference - Kathy Bondur, Sarah Hans, Christine Lukowitsch, Lynda Morrison, Bob Neal. Absent Emery Tapley

3. Previously distributed minutes from 04/09/2021 Meeting were unanimously ratified.

4. Applications Review:

Date	Code	Neighborhood	Lot #	Address	Name	Project Type	Fee	Pic	Approve/Deny	Committee Votes	Comment/Contingencies
04/16/2021	EP34	Eaton Place	34	6326 Thorndon Circle	Rich & Cathy Lane	Garage Door Replacement - white, Stockton style	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	GG03	Grosvenor Gardens	3	8315 Grosvenor Court	Tim & Denise Hoffman	Exterior Painting: Body - Sherwin Williams, Tony Taupe Trim - Sherwin Williams, Pure White Door - Sherwin Williams, Pure White	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	HE15	Henley	15	6935 Cumberland Terrace	Kenneth Duncan	Fence Installation	X	X	Approved	5 Approve / 0 Oppose	PBM will mark the property indicating precisely where the fence may be installed based on your property lines. Extending the fence out to the sidewalk is not approved. The fence should extend from the right rear corner of the house back to the property line, across the back. Then up to the left rear corner of the house. PBM will spray the demarcation lines for your vendor. Please contact us with any questions.
04/16/2021	HG46	Hampton Green	46	8041 Hampton Court	Joseph Reed	Trim Palmettos along buffer area	X	X	Approved	5 Approve / 0 Oppose	Please ask Mike Riordan (Artistree) to contact Curtis Nickerson before the work begins. Also note the height of the palmettos after pruning is 3 1/2 ft. near greens and tees; palmetto stems should not be removed or cut back.
04/16/2021	NH01	Notting Hill	1	7346 Kensington Court	Helen Hecken	1. Request to remove 2 Queen Palms in backyard 2. Remove Live Oak near driveway causing pavers to buckle. (or will cut roots at the recommendation of the ALC) 3. Remove Live Oak near entrance to patio area - less than 30' away from house. Concerned with direction of root growth potentially causing structural damage. (or will cut roots at the recommendation of the ALC) 4. Paint garage door - Benjamin Moore, Affinity Frostine AF-5	X	X	1. Approved 2. Not Approved. 3. Approved 4. Approved.	1. 5 Approve / 0 Oppose 2. 0 Approve / 5 Oppose 3. 5 Approve / 0 Oppose 4. 5 Approve / 0 Oppose	The request to remove the Live Oak near the driveway is not approved. The ALC recommends hiring a root trimming specialist and installing a root barrier for this tree. Contact PBM for references, if required. All other requests are approved. No replacement is necessary for the Oak Tree near the patio.
04/16/2021	RI21	Richmond Park	21	8144 Collingwood Court	Steve & Judy Sturm	Exterior Painting: Body: Grey Trim: White Door: N/A	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	RP09	Regents Park	9	8136 Regents Court	Harry & Donna Larson	Generator Installation - <i>left side of home</i>	X	X	Approved	5 Approve / 0 Oppose	The equipment must be screened by a wall and/or 10-gallon hedge form style landscape material (planted on 24" centers), that have the capacity to completely screen the equipment.
04/16/2021	VW45	Virginia Water	45	6618 Virginia Crossing	Charles Stryker	Pave & seal driveway & walkway - <i>crème, beige and charcoal.</i> <i>Random installation pattern</i>	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	VW61	Virginia Water	61	6500 Virginia Crossing	Cynthia Lawless	Exterior Painting: Body: Sherwin Williams, Sedona Pink Garage Door & Trim: Sherwin Williams, Extra White	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	VW75	Virginia Water	75	7121 Victoria Circle	Mary Seidholz	Landscaping alterations per plans	X	X	Approved	5 Approve / 0 Oppose	None

04/16/2021	WE06	Wentworth	6	7358 Windemere Lane	Brian & Alison Scakley	Roof replacement: slate <i>profile</i> , Bel-Air, royal palm <i>range</i>	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	WL18	Wilton Crescent	18	7825 Wilton Crescent Circle	Wesley Sokol	Oak Tree Removal - <i>due to Ganoderma</i>	X	X	Approved	5 Approve / 0 Oppose	None
04/16/2021	N/A	Sloane Gardens	N/A	Sloane Gardens - all homes	Gail Filipelli, Neighborhood Chiar	Paint all mailboxes and lampposts in Sloane Gardens - <i>Verde Green, 2-tone green and black finish</i>	N/A	X	Rescind		This request was unnecessary because it is a maintenance item, not an improvement.
04/02/2021	HF19	Heathfield	19	7610 Heathfield Court	Michael & Cynthia Pugliese	Paint Lanai Cage: bronze	X	X	Approved	5 Approve / 0 Oppose	Please consider "Antique" and look at it covering up the two colors it is between on the chart. It is in the bronze vs. green family and a closer match to the approved bronze by the ALC. The example you sited in your request (Seth Stevens' cage, Chestnut) was installed without ALC approval and would not have been approved. If you still want Quaker, we approve.
04/09/2021	WL24	Wilton Crescent	24	7801 Wilton Crescent Circle	Jack Siegel	Oak Tree removal request - diseased.	X	X	Approved	5 Approve / 0 Oppose	None

OTHER BUSINESS:

5. 7219 Chatsworth Court: The Owners requested recommendations for a tree replacement. Kathy Bondur made recommendations to the Owner and they will replace the tree when they return in the Fall. They will let the ALC know at that time what tree they choose.

6. ALC Solar Light Policy: They are approved as long as they are not installed in the way of mowers. The ALC wants residents to submit photos of the lights before they are approved and encourages better quality fixtures. This needs to be added to the criteria.

7. Should ALC accept requests for tree trimming? There is currently no mention of correct tree trimming in the ALC criteria. Some communities, within UP, trim all trees every 2 years on resident properties and pay for it through their community funds. This ensures all trees are maintained. The ALC voted **not** to enact tree trimming regulations at this time. PBM inspects all neighborhoods monthly and drives by homes in a cart. There are a multitude of wrongly pruned trees throughout UP.

8. Review of the final draft of the new ALC application: The application was not circulated to the ALC prior to this meeting. Kathy Bondur will send the final version of the new ALC application form to the committee members for a last review.

9. Irrigation policy for new plantings in Common Areas: The ALC will schedule a meeting with Curtis Nickerson, Fidel Villegas and Brian Niehaus (per Brian's recommendation) to discuss watering the common area landscape refreshes and how to best prepare for the community needs.

10. 7239 Marlow Place: The metal bar was painted, but the compressor was not screened with plant material. Kathy Bondur asked Sandy Lee, (with PBM) to revise the reply sent to the Owner on 03.05.2021 to clarify the compressor must be screened.

11. Compliance / Inspections: The ALC discussed making a list of regular ALC violations that they would like to have PBM look for as they do their regular monthly inspections. Brian Niehaus, Outside Operations Manager, provided an overview of the current procedure for the monthly inspections.

12. The meeting was adjourned by unanimous consent at 11:26 a.m.

Respectfully Submitted,
 Sarah Hans