

1. Call Meeting to order at 10:05 a.m.
2. Certify Quorum of Committee: **Present in person:** Kathy Bondur,Christine Lukowitsch, Lynda Morrison, Bob Neal and Emery Tapley. **Via Zoom:** Sarah Hans
3. Previously distributed minutes from 11/05/2021 Meeting were unanimously ratified.
4. Applications Review:

NEIGHBORHOOD	ADDRESS	NAME	PROJECT DESCRIPTION	FEE	PIC	APPROVE/DENY	COMMITTEE VOTES	COMMENTS/CONTINGENCIES
Devonshire Place	6911 Chancery Place	Stephen Yetso & Linda Marciano	Replace front doors and sidelights with fiberglass doors, glass inserts and matching sidelights. Will be stained similar to old doors per request.	X	X	Approved	6 Approved / 0 Opposed	None
Eaton Court	7527 Eaton Court	Doug Halward	Trim native vegetation and oak tree, per request.	X	X	Tabled		Awaiting Curtis Nickerson comments as requested.
Eaton Court	7349 Eaton Court	William Moore & Sue Ellen Bennett	Front bed; replace aloe plant with triple pygmy, Remove ferns along road. Replace sod and mulch.	X	X	Approved	6 Approved / 0 Opposed	The ALC recommends planting blue daze (ground cover) or carissa (low growth shrub) instead of replacing sod (grass).
Eaton Court	7346 Eaton Court	Scott & Susan Jackson	Exterior Paint - Home: Benjamin Moore Stone Hearth, Trim: BM Chantilly Lace, Door: BM Ebony King.	X	X	Approved	6 Approved / 0 Opposed	None
Hampton Green	6525 Berkshire Place	John & Karen Mathis	Widen and pave cement driveway.	X	X	Approved	6 Approved / 0 Opposed	None
Hampton Green	6513 Berkshire Place	Richard & Julia Barker	Remove weak oak tree that's being dwarfed by neighbor's much larger oak.	X	X	Approved	6 Approved / 0 Opposed	No replacement necessary.
Heathfield	7663 Heathfield Court	Steven and Marion Davis	Paving inside poolcage - <i>see application for more information</i>	X	X	Rescind		This request does not need the approval of the ALC.
Kenwood Park	8123 Abingdon Court	Ruel Wright	Remove pepper trees and silver bismarck (too close to cage and crowding other plants.)	X	X	Approved	6 Approved / 0 Opposed	None
Kenwood Park	8408 Abingdon Court	Susan Armistead	Ext. Paint - Home: Sherwin Williams Intellectual Gray, Trim: SW Alabaster, Door: SW Iron Ore.	X	X	Approved	6 Approved / 0 Opposed	None
Marlow	7206 Marlow Place	Robert McCarthy	Remove dead palm tree re: Ganoderma.	X	X	Approved	6 Approved / 0 Opposed	None
Notting Hill	7138 Kensington Court	Barbara & James Fox	Paint wall around garden.	X		Tabled		3 Photos of the wall should be included with your request.
Notting Hill	7105 Kensington Court	Carol Carr & Joan Dreyfuss	Replace roof. Small barrel - Sterling.	X	X	Approved	6 Approved / 0 Opposed	None
Regents Park	8206 Regents Court	Dottie Factor	Replace dead palm tree (struck by lightning) with a Holly tree. Tree removal and Holly replacement are approved.	X	X	Approved	6 Approved / 0 Opposed	None
St. James Park	6620 St. James Crossing	Rigmor & Jan Soderstrom	Clean, repair, stain stamped concrete driveway.	X	X	Approved	6 Approved / 0 Opposed	None

Virginia Water	7221 Churston Lane	Theodore & Rachel Schoch	Replace roof. Windsor Slate - Silverado.	X	X	Approved	6 Approved / 0 Opposed	None
Virginia Water	7192 Victoria Circle	Donna & Jack Nash	1)Remove dead palm tree. 2)Remove oak tree planted too close to the house.	X	X	Approved	6 Approved / 0 Opposed	No replacement necessary.
Virginia Water	7183 Victoria Circle	Michael & Alexander Groot	Install generator.	X	X	Tabled		The proposed placement of the generator borders too close to the easement (too tight). Consider moving the generator further back on the property (closer to the pool). Resubmit with an updated site survey when you have finalized another location.
Whitebridge Court	7711 Whitebridge Glen	Christa Green	Replace roof.	X	X	Tabled		1) Are you replacing the roof on the house <u>and</u> the garage? 2) Please ask your neighbor which roof is installed on their half (manufacturer, profile and color) as the paired roofs in Whitebridge Court are supposed to match.
Warwick Gardens	7903 Warwick Gardens Lane	Joseph S. Helewicz	Exterior Paint - Home: Sherwin Williams Casa Blanca, Trim: SW Extra White.	X	X	Approved	6 Approved / 0 Opposed	None
Henley	Henley Common Area	Don Baron, Neighborhood Chair	Remove 2 Queen Palms (Ganoderma) and one damaged oak (replacing with areca palms).	N/A	X	Approved	6 Approved / 0 Opposed	None

5. Native Vegetation Trimming Requests: Kathy Bondur raised the issue that the requirement to let the ALC & PBM know when the work has been completed has not been adhered to by residents, nor has it been followed up by PBM. Sandy Lee, PBM, will add a sentence to the approvals reminding residents of this requirement and will request photos of the completed work.

6. Brava Roof Tiles: The ALC visited several homes and spoke to a contractor & resident who installed this material on their own roof. Given the many advantages of this new material, the ALC will send a letter to the HOA Board requesting they review and approve the addition of this roof material in our CCR's.

7. Landscape Master Plan: The deferred maintenance on University Parkway is on track to be completed by the end of December. Brian Niehaus, PBM, reports this includes removal of 2 dead trees, tree care, restoring the planters and new signage on all monuments. Spring 2022 -- Phase 1 will include installation. In the meantime, vendor drawings will be displayed in the Community Center for residents to learn about the new plant palette expected to be completed by 12/05/2021. A comment box will be available at the Community Center plus an introduction on the UPCA website, the ALC page and an email blast will be utilized to communicate to all residents.

8. Dirty Roofs: John Fetsick (GM) will reach out to Kristine Pizzi (Neighborhood Committee Chair) to ask the other neighborhood chairs to provide a list of homes in their neighborhood with dirty roofs and/or driveways to PBM. PBM will continue to handle tracking the inspections and sending the letters to the applicable Owners.

Meeting adjourned by unanimous consent at 11:17 a.m.
 Respectfully Submitted,
 Sarah Hans