

Wellington Neighborhood Association  
Design Review Committee  
Meeting Minutes

August 22, 2011

**Called to Order:** 7:05 pm

**Members Present:**

Dave Watson  
Mike Mosher  
Doug Briggs  
Mary Gervais  
Sandy Hahn

**Residents Present:**

Dan Schroder

**Prior Meeting Minutes:** approved unanimously

**New and Outstanding Submission Review:**

**Bradley Fence:** approved unanimously with these requirements and pending written approval from neighbor:

- the fence along French Gulch Road will be 56" high, tapering up from the existing 36" fence
- the front and back fences will be 56" high
- the privacy fence between the neighbor's garage and house may be up to 72" high
- the picket style will match the existing picket style on the property
- all pickets will face away from the Bradley property

*Scott must provide the DRC with a signed letter from the neighbor approving the fence on the neighbor's property prior to an approval letter being issued.*

**Bianco hot tub and patio:** the TOB will be red tagging the existing installation of the hot tub. The DRC considered the current location of the hot tub. If the solution by Bianco is to leave the hot tub in place and install tempered glass in the windows within 5 feet of the hot tub,

the location is acceptable by the DRC. We will require landscaping, such as shrubs or bushes to mitigate the visibility of the hot tub from the road.

**Schroder Parking Pad:** Dan spoke to us about his plans and he is going to submit a new plan to us.

**Shepard Fence:** approved unanimously.

**Hart Fence:** I visited the Harts a few weeks ago and their project will likely be approved, however, we have not received any of the materials that I specifically requested by email on August 5<sup>th</sup>:

1. the site plan on the ILC supplied by Mike at the building department,
2. DRC application and
3. written approval from neighbors

**Fogarty Patio:** We discussed the construction, already under way, and are confident the plans application will be approved upon receipt of the following:

- plans with dimensions and elevations
- a statement of how the spoils will be disposed of

**Caples Patio and Fence realignment:** Dave and I visited the Caples prior to the meeting and the group discussed the plans during the meeting. We unanimously approved the project however we require the following from the Caples prior to sending an approval letter:

- plans showing dimensions and elevations

**Backhouse Fence:** This project was approved by the DRC in 2007, however the work was just begun last week. The work being done does not match the plans that were approved and the TOB had not approved a ROW encroachment for the location. The DRC has asked Russ to provide a revised plan showing the actual location of the fence.

**Other Business:**

**Applications and Project Commencement**

*The quality of applications to the DRC, in general, is poor.* The standards indicate that we require scale drawings with dimensions and elevations. Rarely do we get these without specifically asking for them. The neighborhood is getting larger and there are more projects being undertaken. The DRC, and especially the chairman of the committee, is experiencing an increasing need to obtain reasonable applications and plans from applicants. The job is getting too big, especially the education of our residents regarding proper steps to take to undertake a project as well as how to properly prepare their applications for the DRC.

The large number of projects that have been *undertaken prior to obtaining DRC approval* was discussed. Of the eight projects discussed during this meeting, five were begun without DRC and/or TOB approval. The DRC would like to have Jen contact new resale home owners and provide them with at least printed copies of the Design Standards and the Maintenance Standards, just as is done for original buyers during closing. Our hope is that our neighbors will then realize that just about any outdoor changes to their property will require consideration by the DRC and most likely the TOB as well. We want to help the home owner avoid administrative problems as well as help them to develop plans that adhere to our Design Standards.

## **Maintenance Review**

We also discussed the maintenance review. We learned that the alley section of people's yards is given different consideration than front yards. We feel this is not appropriate. The landscaping along the alleys does not have to be as elaborate as front yards, but they should be kept tidy, free of weeds and debris and properly maintained. On my alley alone, between Silver and Huckleberry greens, you can see:

- an illegal gravel parking pad (often still used) that is going to weeds
- a double basin sink lying next to a garage
- false chamomile
- a fence that has been damaged and left for years without repair and exists in the snow storage easement
- unpainted garage doors

The appearance of these homes from the greens is quite nice, but their alley 'face' is unsightly. Nowhere in the maintenance standards does it state that the home owner only has to maintain a part of property to standards. Effort has to be made on the entire property from becoming unsightly. We aren't looking for gardens and manicured lawns all around

(although we have no problem with that). Rather, we expect everyone to make their entire property appear presentable from all sides. Just because it is facing an alley, doesn't mean it can be left to neglect.

There are also home owners in our neighborhood that routinely, and some continuously, scoff at the Maintenance Standards and DCCRs. Travel trailers and boat trailers are parked in yards for extended periods of time, snowmobiles parked on the ground next to parking pads for the summer, landscaping material left in piles season in, season out. These infractions to the DCCRs and MSs are causing parts of our neighborhood to look terrible.

**Meeting Adjourned:** 8:33 pm