

**ACC REPORT TO THE BOARD**  
**November 13, 2006**

Members Present: Knicely (Chair), Virginia Everett, Pat Powell, Jim Grantham, Mark Palmquist, Ron Crawford

Board Member present: Mike Jeffris

All submittals are current on their dues, per D.R. 11-6-06 date.

The following ACC submittals were rejected.

\* None

\* The following ACC submittals were approved.

\* Epperson, Ronald and Smit, Marie, 3694 Tallavana Tr.

Approval of 4-foot high chain link fence installed from the back corners of the house north 80 feet deep and 64 feet wide (width of house). Plants will be installed on the right of house to prevent view of the fence from the street within 3 years of this date. A planned RV garage will prevent any view of the fence on the left side of the house. Note, slope of the land prevented the installation of the planned panel picket fence due to the space left at the bottom from which the dogs could easily escape the enclosure. Also, 160 square foot shed to be constructed behind the fence. The shed to be constructed of plywood and painted to match the trim on the brick house. Current deck will also be painted this same trim color.

\* Norman, Tom, 145 Hickory Lane

House color Superior Bronze (dark green), trim- Relaxed Khaki.

\* Reanier, Mitch and Rosanne, 3187 Tallavana Trail

Addition of a front porch connecting to current carport/workshop. Columns to be rock, sample to be submitted later. Paint: Primary - Stone gray, Trim – Colonial white, Roof – Drift wood. Hardi plank siding. One tree within the construction site OK to be removed. ACC ask owner to add a garage door to the open carport intended to be a garage.

\* Yarborough, Jim, 20 Audubon

Picket or privacy fence 4 foot high, natural color, from back corners of house to the newly constructed privacy fence on neighborhood entrance road and 60 feet from the left corner into the woods (leaved 30' buffer open). Four foot chain link fence from the picket or privacy 90' deep to back of lot meeting the same fencing running 160' wide to the entrance road privacy fence. This will run through the buffer but no trees will be removed. Four gates – one per fence run. The lot is 260 feet deep. Ample unfenced area remains.

To Be Resubmitted

\* None

Insufficient Information or not valid

\* None

Correspondence

Letters sent to: (\*response)

- Foster for natural beauty conflicts \*Monitor removed, garbage containers removed from side of road, yard debris trash pile not moved from front yard.

- Pigott for natural beauty conflicts \*many improvements have been made

- Adkinson complaints rec'd for camping in Gazebo \*had not used gazebo for camping
- Kresbach – repair or remove collapsing deck over water \*no response
- Sirmons – moving front yard shed \*like to leave where it is and use \$200 to plant trees to cover it. AK discovered it is approximately 18 feet behind the front corner of the house.
- Rex – moving front yard shed \*Move is planned sometime soon
- Phillips, Roberts, Costa, Notice that previous approvals are valid for 2 years

### Issues Previously Reported

- \* Front yard shed: Mr. Bravo has written that he intends to remove the shed completely after construction begins on a proposed plan to build a carport/storage and covered connection to the house. AK intends to write him soon to get his intended time schedule.
- \* Roche Shed: As reported by M. Jeffris at the October Board meeting, Legal counsel sent letter to Roche allowing 10 days to move the shed to an ACC approved location. Failing this, mediation has been scheduled? When? AK intends to provide responses to Roche's response to attorney.
- \* Soprano, Michael: Extensive large tree removal. Response to our attorney's 11/2/06 letter – has planted several dozen (AK stopped counting at 45) yopon holly (2') and wax myrtles (3'), 2-3 feet high, in the front property.

### Sheds in Front Yard

On ACC list previously reported – Kowalski, 62 Audubon, As previously suspected, this “shed” is cover for the home's only water well. It was installed by Kowalski in 1983 before Talquin water was available. Kowalski doesn't intend to hook up to Talquin water. Recommend the Board write a variance to allow the shed, but get opinion for this of attorney first. Haven't found ACC approval of shed – haven't found 1983 file yet.

Front yard shed at 220 Hickory has been removed per the ACC's request.

Newly discovered front yard shed – West, Edith, 60 Quail Ct. Large shed installed 4 years ago is several feet in front yard. Was not submitted to ACC, nor approved at any time. AK's conversation with Ms. West resulted in a positive response to having the ACC pay to move it back behind the front wall of the house.

Knically reviewed all ACC meeting reports in the Committee file – 2/94-10/06 - looking for sheds approved.

Andrena Knically, Chairperson, ACC