

River Pines Architectural Control Committee

November 19, 2015

Attending: Bob Goodman, Jan Hall, Mark Laktzian, Ed LeFevre, Matt Prosoli, Bruce Tobis, Lin Whiteman

1. Responsibility for door from unit to garage

The Committee consensus is that the Association should have responsibility for the door, to ensure its functionality and integrity; the co-owner will continue to be responsible for locks, knobs, and the door appearance and painting (both sides). The next mailing to update the Handbook should include this change.

2. Utility pylons

Now that all pylons which are visible from the streets have been taken care of, the Committee will survey the remaining pylons and have that information in hand before deciding how to proceed.

We'll divide up the work as we did this past spring when inspecting co-owner maintained decks, with Mark taking what was Jan's area. Namely:

Matt: the inside of the loop formed by River Pines Drive, River Ridge Trail, Blue Spruce, and Lone Pine;

Mark: the north side of Blue Spruce and the north and east side of River Ridge Trail;

Bruce: west of River Pines Drive and South of Lone Pine;

Lin: the inside of the loop formed by River Ridge trail and White Pine Trail;

Bill: the south side of River Ridge Trail and White Pine Trail and the loop formed by Knollwood.

Information collected should include, besides the pylon locations, any information which may be pertinent in deciding what to do; for example, whether it is prominent or out of the way, or how badly it is tilted. Please contact Bob to arrange a time to tour your area.

3. Building electrical ground

The Committee will inspect each unit's electrical ground, to tabulate those which need attention.

We'll divide this work in the same way as that for the utility pylon inspection. A good ground should have a fairly substantial wire hanging out of the unit brickwork which is securely clamped to a metal stake driven into the ground. Exceptions should be noted, and as this is a safety issue, an electrician will be hired to repair any grounds found to need attention.

4. Dumpster status

We expect the dumpster to disappear for the winter after KG Construction is finished with the porch maintenance work. In the spring we'll re-evaluate needs and options.

5. New business

- Vandalism – air let out of tires on van on Blue Spruce.
- Parking on sidewalk – consensus is to stay with current approach of notifying consistent or overnight offenders.