

River Pines Architectural Control Committee

November 21, 2014

Attending: Joyce Brandemihl, Bob Goodman, Jan Hall, Ed LeFevre, Matt Prosoli, Bruce Tobis, Bill Troia, Lin Whiteman

1. Policy for driveway obstruction during snow removal

Jan will draft a letter, to be sent (after a snowfall) to co-owners who had a car in their driveway during the snow removal. No action will be taken beyond asking co-owners to make an effort to have their cars out of the way.

2. Cedarbrook performance on porch repair and re-staining

Based on complaints within the ACC, all are encouraged to suggest alternate vendors. Bob will coordinate.

3. Porch replacement strategy and plan; status of proposed CMD amendment to define

Association porch responsibility

Ed's porch data analysis was discussed, and his proposal to replace horizontal boards on porches as needed, rather than trying to accommodate a fixed schedule, was approved. This would be driven by an inspection, in the fall of each year, of the porches that are scheduled for re-staining the following year.

4. Grilling on porches and decks

A co-owner request to allow grilling on a deck was distributed, along with excerpts from City ordinances that Bob received from the Fire Department. As the existing practice, which treats porches and decks differently, is not logical from a safety point of view, the ACC recommends that we not have a policy for the Association; we should notify co-owners of the Fire Department ordinance, by placement in the newsletter and by an individual letter to be sent to those who were already contacted by the management company regarding their violation of the existing policy. Bob and Bruce will draft the letter.

5. Utility boxes (ATT & Bright House)

The intent is to straighten out the utility boxes, and to do something to protect them from lawn mowers. We will start with one neighborhood (in the spring) and see how it goes. Lloyd Silberman will be asked to contact the utilities to see about the straightening.

New item: back deck reporting

Some decks are not being maintained by co-owners. In the spring, we'll revisit this; plan on dividing up the work of inspection.