

**HUNTINGTON FOREST HOMEOWNERS ASSOCIATION**  
**ARCHITECTURAL REVIEW COMMITTEE**

**Meeting Minutes**

**JANUARY 13, 2016**

Location: Montessori School, Florence Lane, Alexandria, VA

Meeting Called to Order: 7:05pm

Committee Present: P. Bojanowski, B. Britt, D. Halla, K. Spitzer, A. Reilly

Homeowners Present: J. Schrum

ARC Minutes Approved: July, October, November & December 2015

**Motion:** Halla, 2<sup>nd</sup>: Reilly Unanimous Vote: **APPROVED**

ARC Requests' for Approval:

1. 3307 Fallen Tree Ct, Dave & Kathy Watson. After-the-fact ARC Request for New Roof. Replacing old roof w/new Architectural Style shingles, same color. Done: January 4, 2016 **Motion:** Reilly, 2<sup>nd</sup>: Britt Unanimous Vote: **APPROVED**
2. 6277 Gentle Lane, Michael & Maureen Ahl. Replacing all windows in home with White, Double-Hung Windows with Grids/Moulin's. Mfgr is: Thompson Creek Window Co. **Motion:** Reilly, 2<sup>nd</sup>: Bojanowski Unanimous Vote: **APPROVED**
3. 6244 Gentle Lane, Jerry & Nancy Williams. After-the-fact ARC Request for new Front Door {door installed approx 2.5 yrs. ago} – Prairie Style/Frank Lloyd Wright. (Decision based on: 'Is Door Style in keeping w/Colonial/Colonial Revival?') **Motion:** Spitzer, 2<sup>nd</sup>: Bojanowski Unanimous Vote: **DISAPPROVED** (Remediation by April 15, 2016. Present door suggestions such as Sawins, or Mendez. Needs to be Colonial Style.)

As a result of the Door Style discussion, the Committee put forth a motion:

**MOTION: Request a Style Guide Package from Architect :** by: Halla; 2<sup>nd</sup>: Spitzer. Get Board approval to approach our Architect to develop a Style Guide Package for our community. For the following reasons: 1. will make it much easier for homeowners as a reference (or starting point) when updating their homes. The package will be posted on our website so any homeowner can start there. 2. It will cut down on the ARC having to go to the Architect for clarification on materials & Design Styles that are being requested.

{Items to be included: siding, stone façade, windows + skylights, lighting fixtures, front doors, columns + tops & bottoms of columns [pediments?], railings, shutters + hardware for them, \*\*hardscapes – sidewalks & driveways\*\*} (Not ready to tackle home colors...more discussion needed on its initial inclusion...)

ARC Requests processed in 2015: 43 (Williams's decision not 'till Jan '16)

ARC Requests processed in 2016: 3 (Williams, Watson & Ahl)

After a discussion w/Ursula on some sections of the ARC Guidelines potentially causing confusion, and the fear of going another year before we can update them, the topic of approving the ARC Guideline Revisions BEFORE the Declaration of Covenants was broached. Ursula felt that the items we are clarifying are covered under the umbrella of "Any changes to your home must be approved by the ARC" section of the Covenants. Along with a new Style Guide, this would cut down tremendously on misunderstandings from both the ARC and the homeowners...This will have to be taken up early 2016.

**Motion to Adjourn:** Britt, 2<sup>ND</sup>: Spitzer Meeting adjourned: 7:50pm