

Edinburgh Village HOA
ACC Meeting
August 24, 2006

NOTE: Due to lack of quorum, the regularly scheduled ACC Meeting on August 17, 2006 was not held. The ACC meeting was conducted at the Board meeting held on August 24, 2006.

Present: Barb Heller, Committee Chair, Kelly Burgess and Toni Partin, CAS, Inc.

The meeting was called to order at 7:30 p.m.

There were four applications to review.

7403 Tarfside Lane - Addition, fence, deck, covered entry porch.

VIOLATION RESPONSE

Homeowner application was denied as submitted at the July ACC meeting. Homeowner needed to modify his drawings, and submitted modified drawings for the August meeting. **Entry porch** - modified to a width of four feet; round support columns/posts were substituted to the typical posts used throughout community; posts and railings to be white in finish; decorative arches under roofline have been removed; distance is six feet from property line.

Deck - height is two feet from ground; side stairs are in line with plane of house; finish shall be clear, natural.

Addition - pushed back to align with the four foot deep entry porch; concrete stoop at double doors on side of addition; windows shall be 6-over-6; overhand shall match existing roof; shutters removed along with the two quarter-round windows above side door; distance to property line is six feet; distance between adjacent house more than 20 feet as required by Montgomery County Zoning Department.

Fence - approved at June meeting.

Modified application APPROVED AS SUBMITTED.

7526 Brenish Drive - Addition

Returned for more information. Homeowner needs to indicate the following:

- space between houses
- windows need specification (6-over-6)?
- specify window size over master bath/hall bath
- need side elevations - none submitted
- rear shutters ok

7418 Kilcreggan Terrace - Flower bed/stone retaining wall

Homeowner wishes to install two-foot high flowerbed. Will be made of concrete blocks finished with veneer and flat stone on top. Will extend around front and side of house.

Application APPROVED AS SUBMITTED.

7543 Brenish Drive - Addition

Homeowner wishes to build one-story addition with full basement. Addition measures 40 feet long by 15.5 feet wide. Application DENIED as submitted. Homeowner needs the following:

- professional working drawings/plans
- needs to bump back four feet instead of bump out four feet
- needs to be 20 feet from adjacent/neighbor house

7426 Lake Katrine Terrace - Homeowner was present at the meeting.

Homeowner was sent a violation notice regarding the 9-over-9 windows that were installed and the window that was installed in place of the attic vent. After Committee discussion, the Committee APPROVED the 9-over-9 windows and requested that the shutters be removed from the attic window. It was also suggested that the homeowner install some type of tree screen on the side and rear corner of the house to soften the view. Homeowner will apply for landscaping in the near future.