

**Stonehill Community
Architectural Committee Meeting
May 6, 2008**

Attending: Paul Brimeyer, Al Giegerich, Bob McCune, Ed Meyer, Karen Neyens, Darlene Conzett
Excused: Jane Locher, Neil McCullough

Protection for Open Entryways

Building Chairperson Keith Unangst presented a solution for sheltering open entryways. Currently, these open entryways are covered with sheets of Plexiglas which have become deteriorated and discolored. Combine these problems with poor construction and the situation heightens the possibility for water damage. One Plexiglas cover has actually collapsed.

Investigation has resulted in choosing a standard size skylight; the same size will be used on all units. Because the suggested skylight is smaller than the current openings, the installation will require additional structuring and the roofs will need to be finished to agree with the existing roof material.

The skylight selected is a **Velux Fixed Skylight Model QFS**. After investigation, it has been determined that the optimum size is **23”W x 46”L**. Product acquisition and installation, as well as any future maintenance, are the homeowner’s responsibilities.

A motion to recommend Mr. Unangst’s suggestion was made by McCune and seconded by Meyer. The motion carried. **The committee recommends approval.**

Requests

Unit 889: Remove lava rock and replace with multi-colored, washed river rock; Remove the large bush at the entryway and replace with small plantings; Replace entryway light with one purchased from the community; Install two outdoor electrical outlets, work to be done by a reputable electrician; Install a Larson Screenaway Full-View Storm Door, almond color; Replace two existing windows with PlyGem windows and, perhaps at a later date, the patio doors, finished on the outside with the approved color trim; Replace garage door in almond color with flush panels

The homeowner consulted with the Buildings Chairperson, and each separate request was submitted with complete documentation specifying style, color and supplier. All specifications are those which have already been approved by the Architectural Committee and the Board of Directors.

Motion to approve made by Brimeyer, seconded by Giegerich. The motion carried. **The committee recommends approval of all requests with the understanding that the maintenance of the plantings is the responsibility of the homeowner.**

Unit 860: Request to remove an arborvitae at the corner of the homeowner’s patio.

This request was reviewed with Mr. Koob, Grounds Chairperson and Mr. Rollins of the Architectural Committee and they are in agreement that this tree (shrub) should be removed. The arborvitae has overgrown the space and is not an attractive addition to the area.

Motion to approve made by McCune, seconded by Meyer. The motion carried. **The committee recommends approval.**

Unit 881: Request permission to install a satellite dish per the guidelines outlined in homeowner’s policy. All requests for installation of satellite dishes require a more thorough description of the placement of the dish than is specified in this request. Darlene Conzett phoned the homeowner to make her aware that the committee needs to meet with her to develop specifics, but as of this date, the homeowner has not returned the call. Therefore, **this request has been tabled.**

Unit 850: Request to replace the patio.

Specifics accompanied the request and are in agreement with the community's policy for patios.

Motion to approve made by McCune, seconded by Brimeyer. The motion carried. **The committee recommends approval.**

Unit 855: Request to landscape front corner retaining wall.

The homeowner requests permission to replace mismatched stones which are meant to be a retaining wall at the corner of the garage, with sculptured limestone pieces. The ground will be landscaped to enhance the new wall and present a professional finish. Drawings accompany the request.

Motion to approve made by Meyer, seconded by McCune. The motion carried. **The committee recommends approval with the reminder that the maintenance of this wall is the responsibility of the homeowner.**

Unit 840: Request to install new composite deck flooring and add three (3) deck joists to bring the deck up to code; replace the front entry door with one with a full glass opening and mini blinds between the thermal panes; replace the 6 foot sliding patio door with one similar to the one already in place.

The entry door the homeowner has chosen is a Wausau door, Model S21-RLB and is available at Spahn & Rose. The door is unpainted to allow the application of an approved color. This door style has already been approved by the Architectural Committee and the Board of Directors. The patio door will be like the one already in place. The deck upgrades are in agreement with accepted and approved materials.

Motion to approve: This request was submitted with incomplete information. Per a phone call, the homeowner stated the style of entry door and patio door he intends to install. The Architectural Committee was notified by email and those responding recommended approval. **Therefore, the committee recommends approval.**

Unit 838: Replace storm door. Install the same model as the one currently on the house. They currently have a full view, self-storing Larson storm door in brown. This is an approved style and color.

This request was received after the scheduled Architectural Committee meeting had been held. In order to expedite the request and also submit it to the May Board meeting, the Architectural Committee was notified by email and those responding recommended approval. **Therefore, the committee recommends approval.**

Other Business:

Al Giegerich expressed a concern about the sidewalk along Windsor Avenue. The sidewalk appears to be eroding due to water undermining the sidewalk. It is believed this is occurring because the edges of the sidewalk are being trimmed too closely allowing water to seep under the concrete.

Another concern expressed is the situation in which the newly installed sidewalk at Alverno Apartments does not meet the level of the Stonehill Community's sidewalk. There is a 4" to 5" step off where the two sidewalks meet.

Next Meeting: The Committee meeting will be held in conjunction with the Walkaround.

The annual Walkaround is set for Tuesday, May 27 at 4:30pm, meeting in front of Building #1. The rain date is Tuesday, June 3, at 4:30pm, again meeting in front of Building #1. Anyone wishing to join the group is most welcome.

Darlene Conzett, Chairperson, Architectural Committee