



Architectural Review Committee Minutes September 9, 2015

Minutes of the Architectural Review Committee September 9, 2015

The meeting was called to order by Stephanie Harmon.

The first order of business was to elect a Chairperson. Fred Hollinger was nominated and elected by unanimous vote.

The meaning of the Code of Ethics, that we all signed, was discussed and understood by all.

Kieve Kortmansky the HOA liaison to the ARC explained that he is only their (HOA) representative and will not interfere with the committee.

The rules and regulations were discussed with the new members that were at the meeting, Tom Tomasulo and Frederick Barbieri, Marc Meyers was not in attendance.

Phil Levy wanted to know the status for the situation with the lights on Country Club that were on late in the evening and into the next morning that was lighting a statue. Stephanie said a letter was going out explaining the rules and that a fine would be levied if the homeowner did not comply.

The committee discussed creating a rule for heat pumps. Stephanie said that in our type of community the ARC would have to set the guide lines for this type of product. We agreed that the unit would need a licensed electrician to install and would require a Township permit and inspection. We also agreed that there would need to be a bed around the unit whether it was ground mounted or wall mounted.

There was discussion as to if the installation of the heat pump could be limited to rear of home.

We need to be aware of the sound level as well as to the condensate the pump produces.

Chairperson Fred Hollinger suggested that we have an expert come in and answer all the questions we have about heat pumps. This was agreed and Stephanie was going to reach out to a installer she knew. We would meet again when arrangements were made.

Old business about the driveway that was not in compliance was discussed and Stephanie said a second letter was going out to the resident.

Stephanie informed us that there would be two (2) types of "Request for Modification" forms.

One would be for types of modifications that are non-landscaping with no impact on drainage or the sprinkler system, the other for those mods that do impact the drainage and sprinkler including, but not limited to, patios and walkways.

Each of the new members will join one of the three groups that do approvals and inspections.

The meeting was adjourned at 5:20pm.