

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES

Was scheduled for Thursday, June 9, 2022 at 5:30 pm

This month's meeting was cancelled because all new applications had already been discussed and voted on. All voting and discussion were performed via email as noted.

B.1. Homeowner requests not voted on: none.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted.) (All votes unanimous unless otherwise noted.)

1. **2306 American River Drive** – Windows replacement in this 1720 model: Replace two sliding patio doors and five windows using Simonton DaylightMax dual-paned Contemporary Patio sliders and windows in Bronze exterior color in a retrofit installation. The contractor is to be C.E.C.S. with Gary Lee. Vote conducted by email on June 2, 2022. **Approval Recommended.**
2. **1287 Vanderbilt Way** – Installation of a storm door at the front door in this 7000 model. Requested is Lowe's Larson Tradewinds Selection 36-in. by 91-in. Brown Full-View Aluminum Storm Door, Lowe's Item #829354. The door consists of two glass panes divided by a horizontal cross member; the upper glass pane drops down, pulling down a retractable screen. This model of storm door was initially approved in July, 2011 and is found currently on at least two homes. Because this is for an over-height, 90-in.-tall front door, this model has to be ordered specially. Lowe's is to be the contractor. Vote conducted by email on June 9, 2022. **Approval Recommended with the Condition that the glass be plain and undecorated.**
3. **3 Colby Court** – Patio Hardscape in this 1625 Model.

The original aggregate concrete patio and trellis are to be removed, with the trellis not to be replaced.

The new patio hardscape will consist of a large rectangle of artificial turf (22' x 4') bordered by a 3-ft. width of pavers, with the pavers also extending into the narrower area between the garage and the fence and the back gate. The pavers' arrangement will consist of a row of 24 x 24" pavers nearest the fences with 12" x 12" pavers abutting the larger pavers.

The hardscape will be installed on top of a 7 ½-in.-thick substrate consisting of several layers. The high-grade artificial SP Premier Turf will allow water to drain through into the underlying soil. The entire yard will be slightly graded in order to guide water to drain towards the back gate and fence and alley.

Three downspouts will receive buried extensions; the extensions will emerge near a tree outside the back fence.

The homeowner was reminded to maintain a 2” vertical clearance between the pavers and the lower edge of the siding; and a 2” horizontal clearance between the bottom of the fence and new pavers. The homeowner was reminded to make sure the contractor is given the relevant portion of the Architectural Guidelines.

The contractor is to be System Pavers. Vote conducted by email on June 17, 2022.
Approval Recommended.

B.2.A. Homeowner Requests Approved via Emergency Approvals:

4. **2232 Swarthmore Drive** – Emergency HVAC system replacement in this 2000 model: Install a Daikin heat pump and air handler. No new external wiring is needed and the existing refrigerant line set will be re-used. The contractor is to be Bell Brothers. Installation is scheduled for June 8, 2022. Voting was conducted by email on June 1, with all members voting yes. **Emergency Approval Granted on June 1, 2022.**

5. **701 Elmhurst Circle** – Emergency HVAC system replacement in this 2300 model: Install a Trane gas furnace and air conditioner. The A/C compressor will stay in the original location. No new external wiring is needed and the existing refrigerant line set will be re-used. The contractor is to be Jaguar Heating and Air, Inc. Installation is scheduled for June 8, 2022. Voting was conducted by email on June 1, with all members voting yes. **Emergency Approval Granted on June 14, 2022.**

B.3. Homeowner Requests Not Approved: none.

C. Old Business: None.

D. New Business: None.

E. Notices of Completion: none.

F. Next meeting. Next regular meeting on Thursday, July 14, 2022, at 5:30 pm, will have the ARC meet in person in the Clubhouse and via videoconferencing using Zoom.