

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, April 3, 2024
4:30 P.M.

The April 3, 2025, Thursday, 4:30 pm meeting was canceled because of lack of business, leading to this month's business being conducted online only. Voting used the Association's database.

Members participating: Alan Watters, chairperson; Allen Davenport; Paul Serafimidis.

Also copied: Nina White, Board Liaison.

A. Introductions: none.

B.1. Homeowner requests not voted on:

1. **700 Dunbarton Circle** – Handrail installation. Expired. A handrail installation along the walkway from the front porch to the curb of the street is requested. It would be almost the same as that approved and installed at 516 Dunbarton Circle in the same place for the same reasons. Representatives of the ARC have met with the owner and have requested certain changes to the design but have had no response. Sixty days having passed since the application was accepted, the application has expired without any action having been taken.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted; with all votes unanimous unless otherwise noted.) **none.**

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

1. **203 Elmhurst Circle – HVAC system replacement.** This 4400 model, without application, underwent the installation of a new HVAC split system, with a heat pump and air handler. Initially, metal conduit piping was installed on top of the siding, but this error has been corrected. The new compressor/condenser is too large to fit into the narrow corner of fence and siding where the original compressor was located. Thus, it was located out in the yard several feet away, in a location where it is unsightly and noisy. The homeowner requests that the compressor be relocated north of the backyard fence into an area in the common area between 203 and 201 in between some bushes. The compressor will be screened by the existing common area landscaping and will be farther away from the backyard of 203 and a side window of 201 so that the noise it makes will not be so obtrusive. The owner of 201 agrees with this plan. This residence was receiving siding replacement and fence rebuilding in the week of April 14, so it was expedient for the ARC to use its emergency approval powers for HVAC to approve this relocation so that the compressor could be relocated and the fence repaired quickly by the HOA's contractor. The ARC Board Liaison was consulted. The HVAC contractor is Alex Uvarov. By April 18, two members had voted in favor and one voted against the request to utilize the common area as a solution to the too small fence niche. **Emergency Approval granted April 18, 2025.**

B.2.B. Homeowner Requests Not Recommended for Approval:

2. **202 Dunbarton Circle** – Patio Structure applied for. A gazebo was constructed in the backyard of this residence without being applied for. Such structures are covered by the *Architectural Guidelines* “Section 23: Patio Structures or Improvements: Free-Standing Structure” (p. 22). If we classify this as a shade structure, then it is not allowed by the following provision: “Tents, tent-like structures and garden canopies supported by a three-dimensional framework are not permitted.” If we consider it an outbuilding, then the rules limit its height to no higher than the backyard fence. Thus, the gazebo cannot be approved under these rules. All members voted to decline by April 10. **Approval Not Recommended.**

C. Old Business: Still awaiting editing changes on revisions to ARC documents.

D. New Business: None.

E. Estoppel Inspections: Several inspections were conducted.

F. Notices of Completion: Some signed.

Respectfully submitted, Alan Watters, chair