

Waterford Lakes Community Association Architectural Review Committee Minutes April 5, 2022

Call to order: 11:00 AM

Quorum: Present: Cheryl Engold, Sue Parrish, Jim Witmer and Harold Engold.
Jean Ward out with notice

Minutes of the March 29, 2022 meeting approved.

New Business:

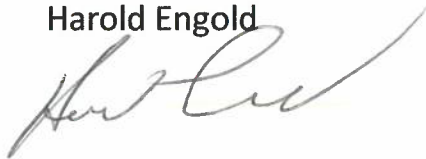
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Please see attached log sheet for this weeks ARAs

Applications 11 Approved 10 Denied 0 Tabled 1
(One application tabled so the committee could do some research.)

Meeting adj: 12:10 PM

Harold Engold



Waterford Lal Community Association
ARA Review Summary 2022

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Magnolia Glen	1067 Landview Ct	Front Door Paint	3/16/2022	15 days due	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:					
Finns Cove	12607 Country Meadow Ct	Cherry Cola - Magnolia Glen is able to have any behr exterior paint color for door	3/28/2022	N/APP	APP 4-0 DISS
Staff	Default:	Siding repair and repaint			
Notes:		Reason for Dissapproved:			
Finns Cove	821 River Boat Cir	New Front Door	3/22/2022	d- to - WLCA	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		6 door panel natural wood stain			
Crossroads	12641 Whiterapids Dr	Fence	3/25/2022	N/APP	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		angled picket fence			
Crossroads	12641 Whiterapids Dr	Fence	3/25/2022	N/APP	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		Shadowbox			
Jade Forest	939 Jadestone Cir	Fence	3/30/2022	d- to - WLCA	APP 3-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		White privacy vinyl picket on the back side			
Jade Forest	915 Jadestone Cir	Fence	3/30/2022	d- to - WLCA	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		White Vinyl Fence			
Jade Forest	832 Jade Forest Ave	Driveway Mod	3/28/2022	d- to - WLCA	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		Concrete			
Riverbend	807 White River Dr	Fence	4/5/2022	A-d-to- WLCA	APP 4-0 DISS
Staff	Default:	Reason for Dissapproved:			
Notes:		Board on Board with picket			
Woodlands	12753 Foresedge Cir	Fence	3/17/2022	15 days due	APP DISS
Staff	Default:	Reason for Dissapproved:			
Notes:					

Table

Waterford La' Community Association
 ARA Review Summary 2022

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Emerald Trace	13460 Fordwell Dr	Back Patio	4/1/2022	N/APP	APP 4-0
NBHD	Default:	Reason for Dissapproved:			DISS
Staff	Notes:		gray pavers		
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS
NBHD	Default:	Reason for Dissapproved:			APP
Staff	Notes:				DISS

Waterford Lakes Community Association
Architectural Review Committee Minutes
April 12, 2022

Call to order: 6:30 PM.

Quorum: Present: Cheryl Engold, Sue Parrish, Jim Witmer and Harold Engold.
Jean Ward out with notice

Minutes of the April 5, 2022 meeting approved.

New Business:

Please see attached log sheet for this weeks ARAs

Applications 24 Approved 20 Denied 3 Tabled 1
(One application tabled so the committee could do some research.)

Meeting adj: 8:10 PM

Harold Engold



Waterford Lakes Community Association
ARA Review Summary 2022

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Woodlands	12753 Forestege Circle	Fence	3/17/2022	H-O may come in	APP 4-0 DISS
Staff	Default: Notes: <i>N-D Coverage</i>	Reason for Dissapproved:			
Lakeshore Landing	Lakeshore Landing - Guidelines update	Paint - Guidelines update			APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved:			
Bradfordt Village	533 Lexington Drive	Roof	4/8/2022	A-d-to- WLCA	APP 4-0 DISS
Staff	Default: Notes: Brown Dripedge	Reason for Dissapproved:			
Cypress Isles	13743 Crystal River Drive	Roof	3/30/2022	N-APP	APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved:			
Bradfordt Lakes	500 Seascape Ave	Paint	4/5/2022	N-Diss	APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved: <i>not Color not in Book</i>			
Cypress Isles	517 Spring Island Way	Landscaping	4/7/2022	N-APP	APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved:			
Lakeshore Landing	13915 Bluewater Circle	Landscaping	4/8/2022	N-APP	APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved:			
Waterford Place	64 Battler St	Landscaping	3/29/2022	N-APP	APP 4-0 DISS
Staff	Default: Notes: <i>Resod</i>	Reason for Dissapproved:			
Waterford Park	1115 Water Ct	Landscaping	4/4/2022	N-APP	APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved:			
Woodlands	851 Laurelcrest Dr.	Landscaping	3/28/2022	N-D-To-WLCA	APP 4-0 DISS
Staff	Default: Notes:	Reason for Dissapproved:			
					4/12/2022

Waterford Lakes Community Association
ARA Review Summary 2022

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Barrington	13524 Ivy Brook Ln	Paver-entryway	4/4/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Barrington	13530 Ivy Brook Ln	Pavers-Walkway	3/30/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Barrington	13530 Ivy Brook Ln	Pavers-Driveway	3/30/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Barrington	13530 Ivy Brook Ln	Landscaping	3/30/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Barrington	13549 Ivy Brook Ln	Paver- Sidewalk/enrtyway	3/30/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Bradford Village	333 Lexingdale Drive	Paver	4/11/2022	A-D-To-WLCA	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Cypress Isles	517 Spring Island Way	Pavers-Driveway	4/7/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
Woodlands	845 Laurelcrest Dr.	Paver-Driveway/Walkway	3/28/2022	15 days due	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS 4-0
Notes:					
Barrington	13524 Ivy Brook Ln	Fence	4/4/2022	N-APP	APP 4-0
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					
BRADFORD VILLA	333 Lexingdale Drive	Fence	4/11/2022	A-d-to-WLCA	APP
Staff	Default:	Reason for Dissapproved:			DISS
Notes:					

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Table for 12/10/22
22 info -
Need to check set back.

Waterford Lakes Community Association
Architectural Review Committee Minutes
April 19, 2022

Call to order: 6:30 PM.

Quorum: Present: Cheryl Engold, Sue Parrish, Jim Witmer and Harold Engold.
Jean Ward out with notice.

Also present were Becky and new compliance director Alex Zook.

Minutes of the April 12, 2022 meeting approved.

New Business:

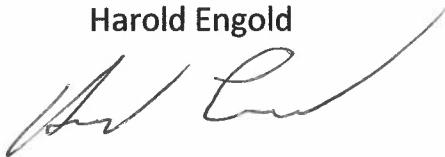
The ARC committee received 9 new guidelines from the Guideline committee to look over and approve. After some discussion, some comments were made and passed to Becky to pass onto Dennis, from guideline committee for his input. We were advised by staff member that a vote was not needed at that time.

Please see attached log sheet for this weeks ARAs

Applications 6 Approved 5 Denied 0 Tabled 1

Meeting adj: 8:30 PM

Harold Engold



**Waterford Lakes Community Association
Architectural Review Committee Minutes
April 26, 2022**

1. Call to Order : 6:31 PM
2. Quorum Established - Donna Lendvay, Joy Roehnert, Reggie Shribbs
3. Proof of Notice
4. Adoption of Agenda
5. Minutes of the April 19, 2022 meeting presented
6. Special Guests - Mark Coleman (unable to attend), Becky Black, Alexandria Zook, Frank Gallagher (Cypress Isles), Dolores Ferlauto (Waterford Cove)
7. New Business:

Ms. Ferlauto expressed concern about HOA use control and placement of temporary basketball hoops. Waterford Cove documents are restrictive. Surprisingly, Waterford Cove documents require that a Waterford Cove homeowner obtain an "approval" from the WCA HOA with regards to basketball hoops. Ms. Ferlauto also expressed concern about a number of homes in her HOA that had front yard patios. She stated that two ARAs for front yard patios had been submitted and approved by WLCA ARC. Becky Black will research when she receives the specific addresses.

Please see attached log sheet agenda for this weeks ARAs

Applications 9 Approved 7 Denied 2 Tabled. 0

One **Fence ARA** was **approved**. Homeowner is the only member of the local neighborhood ARC. He approved his own ARA and was the only signature on the local neighborhood ARA. The WLCA ARC took the position that this was a defaulted ARA and evaluated the submitted ARA based only on the WLCA Guidelines.

One **Paint Brick ARA** was disapproved because the homeowner wanted to "white wash" the exterior brick front of his house around the garage door. #10 Rules for Modifications for House Colors Approve August 24, 2020 states "*Colors of brick or stone must be shades of red, brown, tan, or grey. Brick, stone sidings, or veneers must not be painted.*" The ARC committee recommends that the WLCA Guideline Committee review this rule as the members felt that "white washing" a brick wall was an acceptable modification.

One **Playhouse ARA** was disapproved because Play Sets Rule and Regulation approved 1/2011 states #4. *"Set Back: The play set apex must be min. 7 ft. from the property line."* The survey submitted with the ARA indicated the Playhouse location adjacent to the property line. In the current 2011 Guideline there is no definition of Playsets. Is a Playhouse a playset or is it a backyard structure? There is no current backyard structure rule and regulation. Also all backyard structures are prohibited by the WLCA founding documents. In a week or two when the homeowner resubmits the Playhouse ARA the acting ARC Committee will have to make a decision on the definition of a playhouse. Is a playhouse an accessory building? Is a playhouse a play set? Play sets (Google image search) are usually swings and other recreational activities. What consistent ARC Committee review will result so that ARA will be a win/win for both the homeowner and the HOA. The ARC Committee would like this child to have the playhouse but there is an overbearing need for the ARC Committee following the WLCA founding documents with consistency.

Meeting adjourned: 7:52 PM (1.5 hours for 9 ARAs)

Reginald Shribbs