

Meeting Minutes – June 17, 2014

Architectural Review Board (ARB)

Southern Village Home Owners Association

- ❖ Meeting place: La Vita Dolce, Southern Village
- ❖ ARB members present: Gregg Melville, Kim Hanlon, Jennifer Williams, , Bob Murden, Rebecca Boyles, Catherine Burnett
- ❖ ARB members absent: Sarah Howard
- ❖ Called to order at 7:11 PM by Chairman, Gregg Melville
- ❖ Meeting adjourned at approximately 8:00 PM

Old Business

- (From February, 2014) Discussion regarding draft of ARB charter document postponed until March meeting to give new ARB members time to review rough draft and consider possible contributions.
 - ✓ **3-19-2014 Update** - Insufficient time to discuss this item at March meeting. Will be rescheduled at future meeting.
 - ✓ **4-16-2014 Update** - This item not discussed at April meeting. Will be rescheduled to future meeting date.
 - ✓ **6-17-2014 Update** - This item not discussed at June meeting. Will be rescheduled to future meeting date.

New Business

- Reviewed the following new applications
 1. **605 Aberdeen Drive – (Tom and Jackie Reid)**
 - ✓ Request – Add hot tub with 6' privacy fence in back yard
 - ✓ Applicants did not attend meeting
 - ✓ 2 adjacent neighbors reviewed and support proposal
 - ✓ Applicants reminded they must comply with Town of Chapel Hill safety regulations regarding fencing around pools and hot tubs.
 - ✓ **Application Approved**

2. 205 Graylyn Drive - (Gary and Patricia Sheff)

- ✓ Request – Install patio and shed
- ✓ Applicants did not attend meeting
- ✓ 2 adjacent neighbors reviewed and support proposal
- ✓ **Patio installation approved but shed not approved as proposed location would be visible from front of home.**

3. 208 Glenhaven Drive - (BJ and Jennifer Thompson)

- ✓ Request – Install stairs to connect existing decks in back yard
- ✓ Applicants did not attend meeting
- ✓ 4 adjacent neighbors reviewed and support proposal
- ✓ **Application approved**

4. 126 Hillspring Lane - (Gregg Melville)

- ✓ Request – Repaint house and trim using existing color scheme
- ✓ ARB Chairman Melville did not participate in this vote
- ✓ No adjacent neighbors reviewed this application as no changes were proposed.
- ✓ **Application approved**

- A draft (see attached) of the proposed community announcement regarding clarifications to landscaping guidelines for Strip Areas was reviewed and unanimously approved. Draft sent to SVHOA BoD for review, approval and publication.
- Sample Tree Plan presented and reviewed by ARB. ARB is recommending to SVHOA BoD that a similar plan be developed for Southern Village. Sample sent to SVHOA BoD for consideration.
- **Next regular ARB Meeting – 7 PM on Tuesday, July 15, 2014**

SVHOA Community Announcement

Hello summer!

With the spring planting season fading into our rear view mirrors and the toasty days of summer bearing down on us, it's time to update everyone on the progress that's been made on clarifying our community's landscaping guidelines for our street-side "Strip Areas".

As you may recall, earlier this year the Southern Village HOA updated the community's March, 2011 landscaping guidelines for "Strip Areas" by further defining the meaning of "low growing ground cover" as plantings not greater than 6 inches in height. This clarification was well received by the community and was approved and incorporated into community guidelines by the SVHOA Board of Directors in mid-May.

As often happens when reviewing planned community guidelines, our initiative to better describe ground cover heights generated requests for further clarifications regarding the use of ground covers, mulch and stepping stones in our "Strip Areas". The following clarifications have been proposed to more specifically describe some of the general terms used in our existing guidelines. Please note the following are not guideline changes but simply clarifications intended to make our community standards clearer and less subjective.

1. Ground Cover:

Current guideline – "Ground cover must be of a type that will not spread to areas surrounding the Strip Area. Ground cover should be low-growing plantings not greater than 6 inches in height, drought resistant, and evergreen or semi-persistent."

Clarification – “Gravel, decorative stones, river rock, boulders, lights, lighting, reflectors, landscape borders, railroad ties, landscape decorations and other artificial or non-living materials are not considered acceptable ground covers in the context of the Southern Village Strip Areas that are part of the public right-of-way.”

2. Mulch:

Current Guideline – “Mulch may be used in conjunction with interspersed plantings, ground cover or grass. All mulch utilized in the Strip Area must be brown in color.”

Clarification – “Mulch must be composed of natural wood byproducts. It is recommended that mulch be used as root crown protection surrounding the bases of street trees.”

3. Stepping Stones:

Current Guideline – “Stepping stones for a walkway from the street to the sidewalk are permitted.”

Clarification – “Stepping stones must be flat and installed flush with the ground to avoid creating walking hazards.”

Everyone is invited to review and comment on these proposed clarifications to our “Strip Area” landscaping guidelines. Please e-mail any questions you have or inputs you would like to make to:

manager@southernvillage.org .

For complete guidelines regarding all Southern Village landscaping, including the “Strip Areas”, remodeling projects and paint choices, please go to: www.southernvillage.org/arb .