

**Ludlow Maintenance Commission  
Architectural Control Committee  
Post Office Box 65060  
Port Ludlow, WA 98365**

~ APPROVED ~

Minutes of the Regularly Scheduled May 16, 2011 ACC Meeting

**Members Present:** Jeff Beres, Vaughn Bradshaw, Carol Ann Napheys, and Noble Nilsen.

**Guests:** No Guests were present at this meeting

**Call to order:** The May 16, 2011 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:08 p.m. by member Carol Ann Napheys. Chair Bill Clark, and Sharron Sherfick were absent as were alternate members Charlie Jackson, and Joe Thompson.

**Approvals:**

- The May 2, 2011 Meeting Minutes were reviewed and approved as corrected.
- The ACC duly discussed and approved (some contingent upon site visit findings) the following requests:

LOT	DATE	PETITIONER(S)	ADDRESS	REQUEST
1-3-003	4/20/11	Jason White	41 Ames Lane	Tree Removal
2-3-116	4/23/11	Chase & Alisha Gruszewski	160 Pioneer Drive	Tree Pruning
3-0-054	4/30/11	Laurie Dokken	650 Rainier Lane	Tree Removal
1-4-078	4/18/11	Ferguson & Cole/Scott Shelton mgr	Machias Loop	6' Cedar Fence, 1x6x6

**Old & New Business in Order of Discussion:**

1. (7:00) **Jason White, owner of 41 Ames Lane, lot # 1-3-003**, submitted a request on April 20, 2011 to remove one 30" diameter Cedar tree with roots that were growing into his drain field and creating shade that was killing his lawn. Members Carol Ann Napheys and Noble Nilsen visited the site and upon their recommendation the committee voted to approve this request, an approval letter will be sent.
2. (10:14) **Chase and Alisha Gruszewski, owners of 160 Pioneer Drive, lot # 2-3-116**, submitted a request on April 23, 2011 to prune limbs from 7 (seven) Western Red Cedar trees that are beginning to grow too close to their home. Members voted to approve this request upon the site visit findings done by Noble Nilsen and Carol Ann Napheys, an approval letter will be sent.
3. (22:00) A **tree removal request submitted by Laurie Dokken, owner of 650 Rainier Lane, lot # 3-0-054** on April 30, 2011 was reviewed. Members Ms. Napheys and Mr. Nilsen conducted a site visit, finding that the tree was lifting the sidewalk and driveway and upon their recommendations the committee voted to approve this request.
4. (24:00) A **house paint** request submitted on April 18, 2011 by **Gary & Veronica Schroeder, owners of 45 Olympic Lane, lot #1-4-034**, was reviewed. Member Jeff Beres reported that he met with Mr. & Ms. Schroeder and suggested that they may want to subdue the color. The Schroeder's submitted a new color choice, but after viewing the area (done immediately following the regular meeting), members noted that most homes in the

area are painted in colors that are more subdued. Due to the possibility of neighbor objection, members voted that neighbor notices should be sent.

5. (30:48) Members reviewed a fence application submitted by **Scott Shelton project manager for Ferguson & Cole, owners of lot # 1-4-078, Machias Loop**. No neighbor comments were received. Members voted to approve this request, an approval letter will be sent.
6. (40:15) Members discussed a carport, not noting where or to whom it belonged to, apparently it was a modification noted by member Sharron Sherfick and observed by members Carol Ann Napheys and Noble Nilsen. Ms. Napheys noted that the carport was placed properly and was in keeping with the LMC guidelines, other than being built without ACC approval. Members agree that a letter should be sent to the owner(s) notifying them of the Regulations, and asking them to submit a retroactive application.
7. (52:52) A tree removal request submitted on May 5, 2011 by **Jimmie Hendricks, owner of 721 Pioneer Drive, lot # 2-3-015**, was reviewed by members. Mr. Hendricks stated on his application that he would like to remove two cedar trees that are too close to his house and are posing fire and wind hazards. Members Vaughn Bradshaw and Carol Ann Napheys agreed to conduct a site visit after this day's meeting, all members present voted to conditionally approve this removal if findings are warranted.
8. (60:00) Members reviewed a letter on May 6, by Michael Fessler, owner of 31 Condon Lane, lot # 1-2-23, 2011 about the ACC considering approving metal roofing material for replacement. The committee voted to send a letter to Mr. Fessler, letting him know that the committee will review this issue, but they missed the application request submitted the day of this meeting (May 16, 2011) by Mr. Fessler for such a roof.
9. (74:14) Members reviewed a new **tree removal request** submitted on May 9, 2011, by **Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane**. Ms. Abbott's request states that she would like to trim or top eight (8) Cypress trees on the north side of her property that have grown above the roof line and are obstructing the views of properties behind her property, she noted that this is a trimming or topping request. Members agreed to conduct a site visit to determine which trees Ms. Abbott is requesting trimming of. Members also reviewed a former matter of unauthorized tree cutting that was done by Mr. & Ms. Abbott, which has still not been resolved by Ms. Abbott as the ACC had requested.
10. (85:00) Three requests submitted on May 12, 2011 by **Bruce and Eva Van Buren, owners of 96 Cascade Lane, lot # 1-4-013**, were reviewed by the committee. One tree removal request states: *We have two reasons for the removal of two large fir trees (28" dia. & 22" dia.) on the south side of our home; in past storms, branches (some up to 2" dia.) have broken off and hit the side of our home. The second reason is to give us access to satellite TV. We have already been told limbing will not work.* The second request states: *The purpose of this request is to provide a clearing for us to construct a greenhouse. There is a single Cedar 14" dia. And a clump of Cedars (5) with diameters of 21", 14", 10", 9", & 8".* The third request by Mr. and Ms. Van Buren states that they would like to construct a Greenhouse: *most likely a 9' x 12' structure, wood or metal frame with twin wall polycarbonate glazing on sides and twin wall polycarbonate glazing for the roof, to allow us to grow plants in a controlled space, 8'10' high by 12-16' long by 8-12' wide.* Members discussed each request and voted to conduct a site visit and to send out neighbor notifications.

The May 16, 2011 ACC meeting was adjourned at 4:54 p.m.

Respectfully submitted:  
Susan Bartkus, ACC Recording Secretary

