

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

~ Approved~

Minutes of the Regularly Scheduled June 7, 2010 ACC Meeting

Members Present: Bill Clark, Vaughn Bradshaw, Sharron Sherfick

Guests: Verba Abbott, Anna Bremmeyer, Paul Burger, Gail Crawford, Nathan (representative of Ferguson & Cole)

Call to order: The June 7, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:00 p.m. by Chair Bill Clark. Members Vaughn Bradshaw and Sharron Sherfick were in attendance.

Approvals:

The ACC duly discussed and approved the following requests:

LOT #	Submission Date	PETITIONER(S)	REQUEST
2-3-129	5/14/10	Tom & Julie Harry	Fence Replacement
2-1-034	5/10/10	David Hendrie	Hazardous Tree
4-0-035	6/14/10	Claudia Wicks	House Paint
1-4-060	6/4/10	Mike Acres	New Roofing Shingles

New and Old Business in order of discussion:

1. **Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane**, attended this meeting to address two separate issues, the first being a **View Obstruction** application submitted last year by Ms. Abbott regarding trees that are located on her neighbors property, lot # 1-2-035, belonging to Richard & Mary Babaian. Ms. Abbott reported to the committee that she has had some difficulty communicating with her neighbor and she wanted to know how to proceed now that the Tree & View Moratorium has been lifted. Chair Bill Clark explained the new Regulation to Ms. Abbott, clarifying that attempts to contact her neighbor as well as an effort to seek mediation regarding this request would need to be made and documented by her prior to the ACC considering any further review of this or any View Obstruction request. Ms. Abbott's second request was regarding an October, 2009 application made to the ACC to remove a 6' in circumference Leland Cypress tree on her own property. After extensive research and review of this matter the ACC had asked Ms. Abbott to provide an engineering report or other expert assurance that removal of the tree would not create any erosion or safety issues on the Abbott's property or for the surrounding properties, this was reiterated to Ms. Abbott during this day's meeting.
2. (11:50) **Anna Bremmeyer, owner of lot # 1-2-036, 211 Condon Lane** also attended this meeting to address alder trees and shrubbery on Mr. & Ms. Babaian's property that have grown beyond eight (8) feet high and are beginning to obstruct her views. Mr. Clark repeated the new Regulation procedures for her to follow and document 1) Attempt to speak with the neighbor and come to an

agreement 2) Attempt resolution through mediation 3) Failing these steps, to then apply to the ACC for View Obstruction Relief.

3. (13:00) Paul, an employee of **Ferguson & Cole, owners and developers of lot # 1-4-078 on Machias Loop**, attended this day's meeting to provide new house plans, paint, and roofing requests for the company's **New Home Construction** request, and to see what other requirements need to be met before the company could receive complete ACC approval and begin construction. Committee members reviewed the new documents, and provided a list of items needed, namely a Port Ludlow Drainage District (PLDD) approved drainage plan, a plot plan including setbacks, and a Jefferson County Building Permit. An email was sent after this day's meeting to Scott Shelton (Ferguson & Cole project manager) informing him of these requirements, and that a pre-construction meeting would be necessary prior to final approval being given for the project.
4. (49:00) A May 14, 2010 **Fence Replacement Request submitted by Tom & Julie Harry, owners of lot # 2-3-129, 60 McCurdy Lane** was reviewed and approved by the committee. Mr. & Ms. Harry's existing lattice fence around their garden is to be replaced with either an open fencing 2 x 6 cedar rail fence, or a 2 x 8 lattice topped open vertical cedar fencing. Photographs and diagrams were provided for the committee to consider and neighbor notices had been sent with no comments being received. An approval letter will be sent.
5. (55:00) A May 10, 2010 **Hazardous Tree Removal request made by David Hendrie, owner of lot # 2-1-034, 190 Montgomery Lane**, was reviewed and approved. Committee members Sharron Sherfick and Vaughn Bradshaw previously conducted a site visit and reported their findings to chair Bill Clark, who via telephone conference with Mr. Hendrie conveyed that the committee would formally approve the removal during this day's meeting but he could remove the tree as soon as possible since it was leaning and ready to fall. An approval confirmation letter will be sent.
6. (57:50) **Complaint letters from Dr. Art Zoloth, owner of lot # 3-0-052, 632 Rainier Lane, and Joe Darcy, owner of lot # 2-1-034, 657 Rainier Lane** were reviewed. Mr. Darcy stated in his letter that Dr. Zoloth had been cutting Alder trees on Lot # 7-0-019 belonging to Renee Linnabary, and had recently cut a large Cedar tree on the same lot. Dr. Zoloth stated in his letter that Mr. Darcy had built an unapproved rock wall structure, and had planted trees that would obstruct the views of his neighbors. Chair Bill Clark reported speaking with Dr. Zoloth, letting him know that though this was agreed upon by Ms. Linnabary (with the work being done & funded by Dr. Zoloth) if more trees needed to be taken out that Ms. Linnabary would have to apply for this and provide a plan, since the property is a vacant lot. Committee members will conduct a site visit to observe Mr. Darcy's trees and rock wall but until a plan is submitted by Ms. Linnabary no action will be taken regarding that issue.
7. (1:08) A **View Obstruction complaint submitted on May 20, 2010 by Ms. Evelyn Gray, owner of lot # 2-3-191, 40 Pathfinder Lane** was briefly reviewed. Ms. Gray provided photographs (requested to be returned) of Alder trees on lot 2-3-204, Adventure Lane belonging to Jerry & Dianne Coburn, that have been trimmed in the past in co-operation with previous owners, but have now grown

again to affect the view from Ms. Gray's home. Chair Bill Clark will work on a standard letter draft for all new View Obstruction Relief Requests, informing applicants of the new steps that must be taken since the Regulation was changed. When the letter is done a copy will be sent to Ms. Gray and her photographs will be returned.

8. (1:13) Committee members reviewed a May 27, 2010 **Fence Request submitted by Robert & Jeanette Quick, owners of lot # 1-4-054, 442 Rainier Lane**. Mr. & Ms. Quick would like to build a five (5) foot high cedar fence with three (3) six (6) foot long sections, sixty-one (61) feet long in total, to block their garbage cans, screen their propane tank, as an enclosure for their dog, and to provide privacy for their neighbors. Surrounding neighbors signed the application form, indicating their approval of this request. Committee members will conduct a site visit.
9. (1:19) A June 2, 2010 **View Obstruction request made by Bill & Mary Irwin, owners of lot # 2-3-111, 60 Pioneer Drive** was reviewed. Mr. & Ms. Irwin submitted requests to both the Greenbelt Committee (GBC) and the ACC regarding plantings at lot # 2-3-138, 23 Explorer Lane belonging to Carol Kong & Casey Brace. Chair Bill Clark reported receiving an email from GBC chair Ted Buehler about these trees (which were previously trimmed and have grown to obstruct the view again). Mr. Buehler and the GBC have determined that the trees are in fact on the Greenbelt and therefore the GBC will address this issue. No further action by the ACC will be necessary.
10. (1:23) Members reviewed a June 4, 2010 **House Paint request made by Claudia Wicks, owner of lot # 4-0-035, 33 Goldfinch Lane**. After committee member Sharron Sherfick spoke with Ms. Wicks via telephone to confirm some questions about black trim paint being used for the front door, shutters and only to thinly outline trim on the garage door, with blue for the body of the house and white for the rest of the trim members agreed to approve this request. An approval letter will be sent.
11. (1:31) Committee members reviewed and approved a June 4, 2010 **Roofing Request submitted by Mike Acres, owner of lot # 1-4-060, 20 Rainier Court**. Mr. Acres will be using Pabco Premier 40 year shingles in the color of Weathered Wood, to be installed by Calen Taylor. An approval letter will be sent.
12. Chair Bill Clark requested that recording secretary Sue Bartkus attach the PLDD requirements for lot clearing to the ACC Tree Removal forms.

Committee members approved of the Minutes of the April 19, 2010 and the Minutes of the May 3, 2010 ACC meetings as corrected.

As committee members will be unable to reach a quorum for the next regularly scheduled meeting of the ACC on June 21, 2010 a meeting will be held on June 14, 2010. The June 7, 2010 ACC meeting adjourned at 5:16 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary