

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

~ Approved ~

Minutes of the Regularly Scheduled September 6, 2010 ACC Meeting

Members Present: Bill Clark, Vaughn Bradshaw, Sharron Sherfick

Guests: No guests attended this meeting

Call to order: The September 6, 2010 meeting of the Ludlow Maintenance Commission (LMC) Architectural Control Committee (ACC) was called to order at 3:05 p.m. by Chair Bill Clark. Members Vaughn Bradshaw and Sharron Sherfick were also in attendance.

New and Old Business in order of discussion:

1. An August 16, 2010 request to re-roof his home with Certainteed 40 year **Shingles** was submitted by Dieter Rijkaart, owner of lot # 1-1-068, 20 Phinney Lane. Committee members reviewed and approved this request. An approval letter will be sent.
2. (3:00) Brett and Amber Anglin, owners of lot # 4-0-042, 55 Falcon Lane, submitted a **Tree removal** request on August 18, 2010. Their request is to have Alan Hines remove one (1) Cedar tree approximately eighteen to twenty (18-20) inches in diameter at breast height, whose roots are infringing on the house foundation. Photographs of the tree are enclosed with this request. Members Sharron Sherfick and Vaughn Bradshaw will visit the site.
3. (11:00) A **Tree removal** request submitted on August 19, 2010 by Melvin Bruchet, owner of lot # 2-3-215, 11 Navigator Lane was reviewed. Mr. Bruchet enclosed a plot plan and diagrams with his request, indicating that all trees he wishes to remove are marked with pink ribbon. Members Sharron Sherfick and Vaughn Bradshaw will visit the site.
4. (11:57) Tom Conley, owner of lot # 2-2-032, 70 Camano Lane, submitted a request on August 19, 2010 to build a **Shed**. Mr. Conley's plans indicate that he would like to build an eleven (11) foot high, by sixteen (16) foot long, by twelve (12) foot wide (192 total sq. ft.) shed made of wood, with a metal roof. The shed is to be painted with the same colors as his house, Kelly Moore "Wood Moss" for the body, and Kelly Moore "Graystone" for the trim. Chair Bill Clark reported that he had spoken with Mr. Conley, who had told Bill he wants to build this in co-operation with his neighbor (to share the foundation pouring costs) and he intended to build it within one and one half (1 1/2) feet of the property line. Members reviewed this request, determining that according to LMC Regulation II, Article II, item 9, Adjacent Lot Line Setback, which states in part: *The setback of every portion of the structure, including the overhang of eaves, decks, etc., shall not be less than five feet from the side and back property lines.* Members also discussed the requested metal roof, which does not comply with ACC Policies and

Procedures, and is not an approved material. Members would like Mr. Conley to also stake out the area on his property, as well as submit a sketch to clarify his plans as stated on the request form itself, and to let Mr. Conley know that neighbor notices will have to be sent out as soon as he submits those plans. The request form does inform owners of these conditions, stating in part: *All structures should be as compatible as possible with their natural surroundings and with each other. To be considered this application must include a sketch, showing shed design, and a plot plan, indicating the location of the proposed shed. Please be advised that a notice of this request will be sent to your neighbors. The ACC reserves a right to visit your property before making a decision.* A letter will be sent to Mr. Conley, (stating the preceding concerns) as to why his request cannot be approved as currently requested until sufficient information is provided. Members then discussed working on shed guidelines when time permits.

5. (42:10) An August 30, 2010 **House Paint** request, submitted by Susan Fechner, owner of lot # 7-0-013, 717 Rainier Lane, was reviewed and approved. Ms. Fechner's color choices were for Benjamin Moore paints, with "# 1015 "Cowboy Boots" (brown) for the body of the house, #984 "Stone Hearth" (tan) for the trim, and # 1012 "Whispering Woods" (darker tan) for the pillars and shingles. An approval letter will be sent.
6. (43:43) John and Barbara Frieberg, owner of lot # 2-1-052, 221 Montgomery Lane, submitted a **Roofing** request on September 5, 2010 to have Hanley Construction replace their current cedar shake roof with new CLA treated heavy cedar shakes. Chair Bill Clark had spoken with Mr. Frieberg via telephone and informed him that wood roofs are no longer approved, but indicated that he was welcome to submit his request to the committee for their review. Members reviewed LMC Regulation II, Article II, and ACC Policies and Procedures (page four) and determined that though this material is treated, it still is not an approved material.
7. (50:11) A **Roofing** request submitted September 6, 2010 by Brian Diehl, agent of Takaji Yamaguchi, owner of lot # 4-0-041, 61 Falcon Lane was reviewed and approved. This is to have B. Parker Enterprises install 40 year Pabco Premier Shingles in the color of "Blue Slate". An approval letter will be sent to Mr. Diehl who will in turn send this via fax to Mr. Yamaguchi who currently resides in Japan.
8. (60:07) A **Hazardous** tree request submitted on September 5, 2010 by David and Lisa Holloway, owners of lot # 1-2-030, 141 Condon Lane was reviewed. Ms. Holloway stated in their request: *Hemlock tree located between our house (at the stairs of our deck) and our neighbor, Diane Allen's house, the tree appears to be in distress with numerous holes and sap running down the trunk. Our landscape person recommended that it be removed as he thinks it poses a hazard to our property and to Diane's. The tree service companies I have visited with also recommend it be removed before the limbs become too brittle (which would make it more difficult to remove safely).* Committee members Sharron Sherfick and Vaughn Bradshaw will visit the site, but all members agreed to approve this request (pending the site visit) with the proviso that the Holloway's check with Jefferson County for approval as well, as this tree may be located

within the Critical Area Ordinance boundaries. A draft of the approval letter will be emailed to members prior to being sent to Mr. & Ms. Holloway.

9. (72:00) Applications for ACC approval of an existing **Woodshed** and an existing **Fence** were submitted on August 18, 2010 by Ann Bremmeyer, owner of lot # 1-2-036. This was to comply with LMC Regulations, as requested by the ACC in a prior letter to Ms. Bremmeyer, and after a site visit by members Sharron Sherfick and Vaughn Bradshaw. A letter confirming approval will be sent.
10. (72:05) **Don & Verba Abbott, owner of lot # 1-2-038, 210 Condon Lane**, submitted applications (one View, Sunlight or Air Circulation Obstruction Relief Request, one Property Owners Tree Removal Request) for retroactive ACC approval of the trimming to these trees that. As this matter had already been referred to the LMC Trustees for their action, committee members determined that it would be inappropriate for them to take any further action regarding these requests. The applications, along with a letter will be sent back to Mr. & Mrs. Abbott, with copies forwarded to the LMC Trustees and LMC General Manager Brian Belmont.
11. (82:00) Another request by Don & Verba Abbott, owners of lot # 1-2-038, 210 Condon Lane was reviewed, this being a **View, Sunlight or Air Circulation Obstruction Relief Request**, regarding lot # 1-2-035, 211 Condon Lane, owned by Richard & Mary Babaian. Members extensively reviewed all new documents submitted, as well as previous requests made by Mr. & Ms. Abbott regarding this matter. Committee members determined that step one of the Regulation requirements had been met (regarding an attempt by the Abbotts to contact the Babaian's), however step two, mediation, had not yet been attempted. A letter will be drafted and sent asking Mr. & Ms. Abbott to attempt mediation if they wish to proceed with this matter.

OLD BUSINESS:

1. (115:00) A complaint pertaining to **two unscreened propane tanks on lot #'s 2-3-199, 51 Harms Lane and 2-3-198, 61 Harms Lane**, was submitted by Frank & Irma Silier, owners of lot # 2-3-197, 71 Harms Lane. Committee members Vaughn Bradshaw and Bill Clark visited the site. Chair Clark spoke with Mr. Nilssen, owner of lot # 2-3-199, 51 Harms Lane, about this matter when addressing another request by Mr. Nilssen, Mr. Nilssen understood and agreed readily to screen his tank. A letter will be sent to Mr. & Ms. Howe, owners of lot # 2-3-198, 61 Harms Lane, asking them to screen their tank
2. (120:00) A **Tree Removal** request made August 9, 2010 by Michael & Jackey Nilssen, 51 Harms Lane was reviewed; some of the trees in the large grouping belong to the Kehele park area. Mr. Nilssen will meet with committee Vaughn Bradshaw and a Greenbelt Committee member on September 11, 2010; they will identify which trees are to be removed with spray paint. A reminder will be included with the provisional approval letter to leave the tree stumps no higher than 24" above finished grade, or to remove the stump and roots altogether.

The minutes of the August 16, 2010 meeting were approved as corrected.

The September 6, 2010 ACC meeting adjourned at 5:39 p.m.

Respectfully submitted:
Susan Bartkus, ACC Recording Secretary