



Architectural Control Committee Minutes October 9, 2025 – Record of ACC Activity

ACC Members: Allen Alchian, Mike Sauer, Rob Schule, Dan Snelling, Joel Dixon

Others Present: John Highhouse (Executive Director)

New Business:

1. 19160 Lochmere Ct, Lot 39, Highlands filing 2 – Miscellaneous Application to install a hot tub beside the patio in the back of the home. On 10/09/2025, the ACC approved the project by email as submitted.
2. 19056 Dorncliffe Rd, Lot 70, Highlands filing 6 – Miscellaneous Application. On September 26, 2025, in-office approval was given to repaint the three garage doors to match the current house trim color, replace the old shutters with new ones, and powder coat the light fixtures.
3. 19185 Breton Place, Lot 19 Classic filing 4 – Miscellaneous Application. On September 29, 2025, in-office approval was granted to replace one main-level and nine basement windows with new windows of the same size and color as the old ones.
4. 2163 White Cliff Way, Lot 65, Highlands filing 5 – Miscellaneous Application. On September 30, 2025, in-office approval was granted for a request to replace the roof shingles with GAF Timberline HDZ in either *Charcoal* or *Mission Brown*.
5. 1155 Trumpeters Ct, Lot 31, Highlands filing 3 – Miscellaneous Application. On 10/03/2025, in-office approval was granted to replace the garage door with an upgraded Overhead Doors model with Medium Oak, dark brown color that matches the house.
6. 18517 Wetherill Rd, Lot 26, Highlands filing 3 – Miscellaneous Application. On 10/3/2025, in-office approval was given to repaint the house exterior to Behr MQ2-50 *Gravelstone*, and the trim and doors to Behr N210-5 *Caffeine*, Behr PP47-05 *Pure Earth*, and 13 *Cottage White*.
7. 19580 St. Giles, Lot 89, Highlands filing 5 – Miscellaneous Application. On 10/3/2025, in-office approval was given to repair the house's stucco and paint it with new colors. The base color is *Bungalow Beige* (SW 7511). The eaves, fascia, and gutters are *Aesthetic White* (SW 7035). The bump-outs are *Sanderling* (SW 7513), and the shutters are *Dark Clove* (SW 9183).
8. 19712 Falcon Crest, Lot 9 Highlands filing 1 – Change Order. On 10/6/2025, in-office approval was given to change the exterior stucco color to SW7632 *Modern Gray* on the house body and SW6072 *Versatiles Gray* for the pop-outs and trim.
9. 2131 Trenholme, Lot 56 Highlands filing 5 - Miscellaneous Application. On 10/7/2025, in-office approval was given to repaint the house exterior with new colors. The base color is *Worldly Gray* (SW 7043). The trim is *Urbane Bronze* (SW 7048). The front door is *Chateau Brown* (SW 7510).
10. 710 Caspian Ct, Lot 15 Classic filing 1 – Miscellaneous Application. On 10/7/2025, in-office approval was given to replace the roof shingles with Atlas Roofing, StormMaster Shake in the color Weathered Wood.
11. 19185 Lochmere Ct, Lot 44 Highlands filing 2 – Miscellaneous Application. On 10/9/2025, in-office approval was given to replace roof shingles with Malarkey Legacy in the color Weathered Wood.
12. 20097 Royal Troon Dr, Lot 50 Highlands filing 5 – Miscellaneous Application. On 10/9/2025, in-office approval was given to repaint the house exterior to the following colors: stucco house body to SW7504 *Keystone*; fascia, trim, and garage doors to SW6992 *Inkwell*; and front door, shutters, and gable beams to SW6258 *Tricorb Black*.

Site Visits: (conducted by Alchian and Sauer on October 8, 2025)

October 9, 2025 Architectural Control Committee activities (continued)

1. 18435 Archers Dr, Lot 7 Classic filing 5 - Detached Garage structure only. On 10/9/2025, the ACC conducted a final inspection review of the new detached garage and noted the following discrepancies. The Committee inspected only the structure and will perform the landscape evaluation at the end of the next growing season, as the garage was only recently finished. Generally, the detached garage appeared to be accurately constructed. However, the right elevation has two windows instead of the three on the approved plan, and the left elevation has two windows instead of the one shown on the approved plan. The ACC imposed a nominal \$50 withholding because there was no approved change order for the windows. The Committee imposed only \$50 because the right elevation is significantly obstructed by a large evergreen, which makes it difficult even to see most of the right elevation, and the change on the left elevation cannot be seen by anyone off the property because the left elevation is right up against the existing house, about 15 feet away. The restoration of disturbed areas will be evaluated by the end of next year's growing season. The ACC considers the structural portion of the project complete and has closed it. The compliance deposit will remain in the compliance fund account until the final ACC inspection, which verifies that the landscape is complete and in compliance with the Covenants and Design Standards.
2. 18685 Archers Dr, Lot 10 Classic filing 5 – Landscape Final only. On 10/9/2025, the ACC conducted a final review of the landscaping and found that native grasses are now growing in almost all disturbed areas and that appropriate berms have been installed to eliminate the previous excessive drainage onto the neighbor's property. The mailbox monument is as approved by the ACC. Also, the trail system has been properly transitioned up to the level of the new driveway, eliminating any potential tripping hazard for trail users. The ACC closed the project and refunded all compliance fees that had not previously been withheld.
3. 19035 Purser Ct, Lot 7 Classic filing 3 - Attached Garage Addition - On 10/9/2025, the King's Deer Architectural Control Committee (ACC) conducted a new construction final inspection review on the garage and driveway with no discrepancies noted. Structurally, it appeared to be completed as approved. The disturbed areas still need to be restored, but they did see clear indications of seeding. The ACC approved closing the structural portion of the project. The compliance deposit will remain in the compliance fund account until the final ACC inspection, which verifies that the landscape is complete and in compliance with the Covenants and Design Standards.
4. 19642 Guildford Ct, Lot 72 Highlands filing 5 – Landscape Final only. On 10/9/2025, the ACC conducted a final review of the landscaping and found that the native grasses have been restored and that the required minimum of 10 evergreens have been planted and are doing well. The ACC closed the project and refunded all compliance fees that had not previously been withheld.
5. 455 Kings Deer Point East, Lot 43 Classic filing 1 - Detached Garage - On 10/9/2025, the Committee conducted a review and noted the following. The detached garage appeared to be constructed as approved. The Committee also evaluated the restoration of the disturbed areas. Although the disturbed areas have not been completely restored, given that much of the disturbed area is within a pine-covered area, which makes growing native grasses slow and challenging, there was some indication of growth. However, they noted significant blockage of drainage under the driveway at the culvert inlet and outlet, caused by erosion at the culvert ends. The ACC voted to delay the refund of the compliance fee until the drainage obstruction at both ends of the culvert is completely cleared. Once this discrepancy is resolved, the ACC will authorize a refund of any available compliance fee for this project.

Adjournment - The next ACC virtual meeting is scheduled for October 23, 2025, at 5:00 PM.