



Architectural Control Committee Minutes April 24, 2025 – Record of ACC Activity

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

Others Present: John Highhouse (Executive Director)

New Business:

1. 19834 Kershaw Ct, Lot 38 Highlands filing 4 – Miscellaneous Application. On 4/24/2025, the ACC gave a conditional approval by email for a commercially manufactured kids' playset, measuring 19 ft by 11 ft, to be installed on an existing gravel play pad in the backyard. The Design Standards require that adequate shielding with landscaping be provided to reduce the visual impact on neighboring properties. The owners proposed that four evergreen spruce trees be planted in the vicinity, which, if they are no less than 4' tall when planted, would meet the intent of this standard.
2. 455 Kings Deer Point, Lot 42 Classic filing 1 – Landscape and Fence Application. Having received an updated plot plat showing additional trees planted along the outside perimeter of the fence, the ACC on 4/15/2025 approved a post & 2-rail fence enclosing less than 5000 SF.
3. 19635 Insborough Ct, Lot 32 Highlands filing 1 – Miscellaneous Application. On 4/18/2025, in-office approval was given to replace the back deck with composite material, remove the stairs, and close it off, replacing the railing. Replace the north side railing with a railing matching the rest of the deck. The footprint of the deck remains unchanged. Also, remove deteriorated rock steps and replace them with concrete steps leading to the back patio.
4. 19701 Hunting Downs Way, Lot 35 Highlands filing 6 – Miscellaneous Application. On 4/22/2025, in-office approval was given to replace a portion of the concrete driveway with no increase in size or footprint.

Old Business:

1. 19580 St Giles, Lot 89 Highlands filing 5 – Landscape and Fence Application. The Board of Directors heard a waiver request for a 20'x20' freestanding fence around a raised vegetable garden in the side yard. After discussion and consideration, the board unanimously denied the request. While the board is understanding of the situation, they are committed to the consistent and uniform application of the standard. The ACC recently denied requests from other owners for fence applications where the fence was not attached to the house. In each case, the homeowner resubmitted to the ACC with revised plans showing the house forming one leg of the enclosure. The board felt that they could not grant a waiver in this case.

Adjournment - The next ACC virtual meeting is scheduled for May 8, 2025, at 5:00 PM.