

**The Meadows at WGV – Architectural Review Committee Meeting
May 1, 2025 at 7:00 P.M. – Online & via Phone ****

Agenda

Meeting Called to Order

Opening Remarks

ARC Review Applications

- 1065 Ardmore Street – Fence-Wall Install

- **Owner's Request:**

- Opportunity to appeal action of the review committee

- **Description of Improvement:**

- The Trash blind fence is made of pressured treated pine and the natural color will be sealed with Thompson sealer. It is 6 foot high fence 4 foot by 8 foot long tied to the left side of the house. The posts are 2x4 pressure treated post approximately 36 inches into the ground. The fence is 6 feet from the property line.

- **Committee Action:**

- Notice is hereby given that on April 16, 2025, the Architectural Review Committee has unanimously voted to DENY the architectural request submitted on March 20, 2025 and received by the HOA on April 24, 2025 due to non-compliance with Section 314.5 of the HOA Architectural Guidelines which states, "No fencing shall extend beyond the halfway point of the sidewall plane of the structure into the front yard." The proposed fence placement at the front corner of the house exceeds this limitation and therefore does not conform to established guidelines. This Architectural Review Request is DENIED.

- **Documentation:**

- Meadows-HOA - Architectural Review Request - 1065 Ardmore St - Fence-Wall Install (Recd-2025-04-14) (DENIED).pdf

Closing Remarks

Adjournment



Event Info

**** Web & Phone Connection Information: <https://themeadowswgv.com/>**

On HOA Web Site – Home Page – Bottom - Association Events Section

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Join Zoom Meeting - Video Conference (On-Line) & By Phone (Voice Only)

Register in advance for this meeting:

<https://zoom.us/meeting/register/fbU28ltxSfa8biMH0BwD0A>

After registering, you will receive a confirmation email containing information about joining the meeting.



ARCHITECTURAL REVIEW REQUEST

Meadows At World Golf Village Homeowners' Association, Inc.

Submit to: Architectural Review Committee - info@themedowswgv.com

Property Owner: James Addeo Date: 03/20/2025

Property Address: 1065 Ardmore Street

Phone Number: 732-331-7756 Email: Jamesaddeo15@gmail.com

A detailed description of the proposed project, plans, drawings, pictures, color samples is required with each request, and when applicable, a site map marking feature locations and dimensions of improvement.

Description of improvement or request: (If more space is needed, attach additional pages to this review request.)

The Trash blind fence is made of pressured treated pine and the natural color will be sealed with Thompson sealer. It is 6 foot high fence 4 foot by 8 foot long tied to the left side of the house. The posts are 2x4 pressure treated post approximately 36 inches into the ground. The fence is 6 feet from the property line.

From: James Addeo <jamesaddeo15@gmail.com> Sent: Saturday, April 12, 2025 3:26 PM To: Cam Team

I agree not to begin the proposed alteration or any other property improvements requiring approval from the ARC until the ARC notifies me in writing of its decision. I understand that all approvals automatically incorporate the conditions set forth in ARC Guidelines as currently adopted by the Board of Directors. If any change is made that has not been approved, the Association has the right to require me to remove the improvement from my property.

Owner's Signature: James Addeo Date: 03/20/2025

Owner's Signature: _____ Date: _____

- (a) All requests need to be submitted at least 48 hours prior to the next meeting to be added to the agenda for review. Otherwise, they will be placed on the next month's agenda for review.
- (b) The request must include the signature of the homeowner, or agent for homeowner, when request is submitted
- (c) The homeowner of record for the property must be current (up-to-date) on payments due to the HOA for assessments, fees, and interest.
- (d) All contractors must be licensed and insured and agree to comply with all covenants, by laws and guidelines as established by the Board of Directors of the Homeowners Association at The Meadows at World Golf Village.
- (e) Compliance with all applicable building codes is the sole responsibility of the contractor and the property owner.
- (f) It is the owner's responsibility to ensure compliance with any applicable law, rule, regulation, code or ordinance.
- (g) The owner assumes sole responsibility for the repair, maintenance and/or replacement of any such change, alteration or addition, and for costs of all liability, damages, additional expense in reference to this request.

To be filled in by ARC Committee - Date received: 04/14/2025 Date action taken: 04/16/2025

Action taken: Notice is hereby given that on April 16, 2025, the Architectural Review Committee has unanimously voted to DENY the architectural request submitted on March 20, 2025 and received by the HOA on April 14, 2025 due to non-compliance with Section 314.5 of the HOA Architectural Guidelines which states, "No fencing shall extend beyond the halfway point of the sidewall plane of the structure into the front yard." The proposed fence placement at the front corner of the house exceeds this limitation and therefore does not conform to established guidelines. The homeowner may request a public meeting to present their case to the Architectural Review Committee, which will include an open vote, provided such request is received by 5:00 PM on Thursday, April 24, 2025 via email to info@themedowswgv.com. Alternatively, the homeowner may submit a revised plan that addresses the compliance concerns regarding fence placement relative to the sidewall plane of the structure. **This Architectural Review Request is DENIED.**

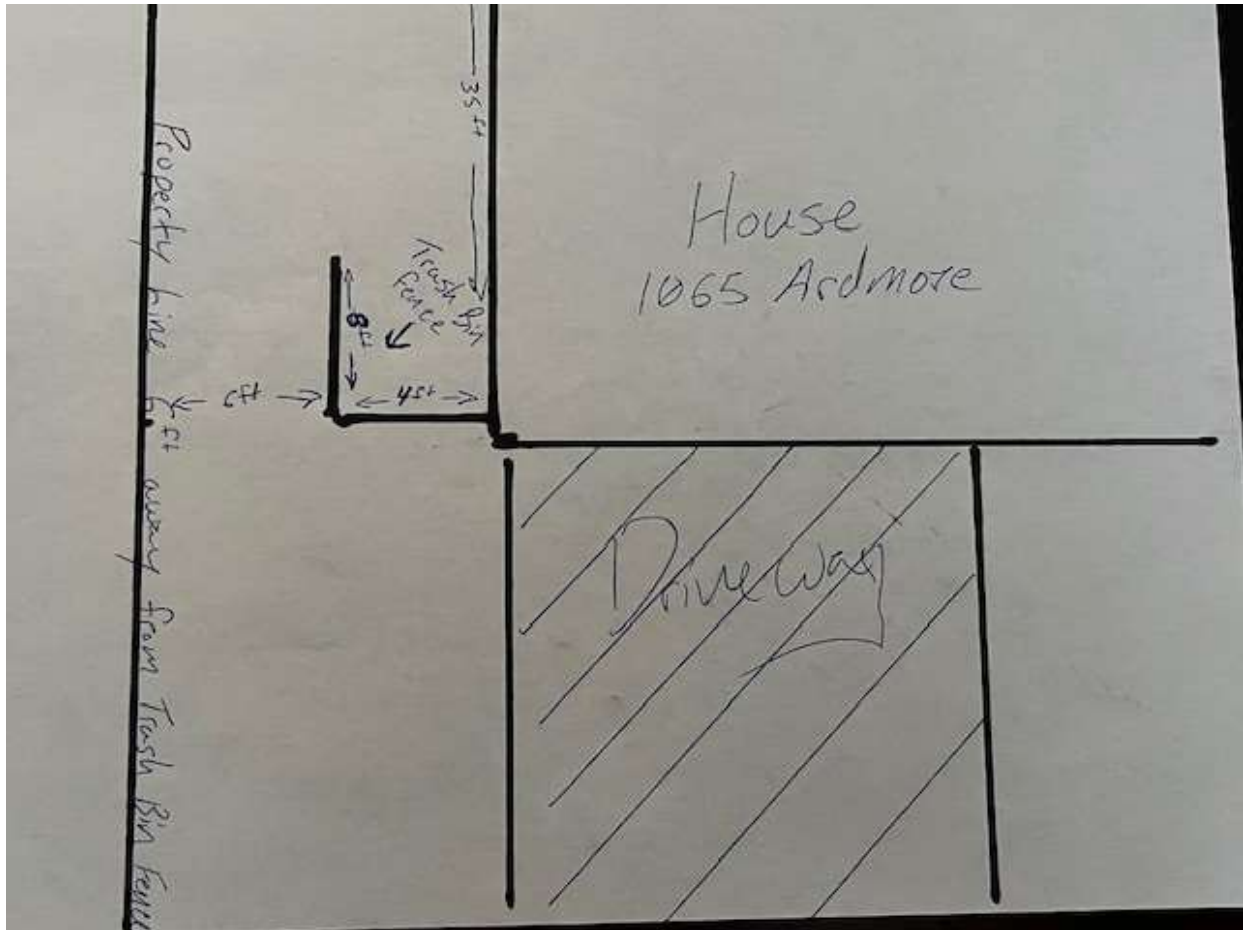
ARC Representative: Mike Krugman, Director Date: 04/17/2025

Revised July 2023 - Fill & Sign

1065 Ardmore Street – Trash Blind (2025-03-31)

Internal MS-Word Document Date: 2025-04-12-1518

Sent: Saturday, April 12, 2025 3:26 PM



From: James Addeo <jamesaddeo15@gmail.com> **Sent:** Saturday, April 12, 2025 3:26 PM

To: Cam Team

Subject: 1065 Ardmore Trash Blind

Message: This is the second time that I am attempting to get my trash blind approved. I would hope that this time it would be acceptable considering I personally hand built both mine and the one at 1069 Ardmore which you have already approved.

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Re: Meadows ARC - 1065 Ardmore St - Fence-Wall Installation - Additional Information Required



From Meadows at WGV HOA <mk.hoa@krugmans.com>
To James Addeo <Jamesaddeo15@gmail.com>
Cc <info@themedowswgv.com>
Reply-To <info@themedowswgv.com>
Date 2025-04-14 13:35

Pic_1065 Ardmore St - Placement (2025-04-03).pdf (~36 KB) Meadows HOA Architectural Guidelines - 2025 January - Booklet.pdf (~678 KB)
 Meadows ARC - Fence-Wall - ARC Review Request Checklist - 2025 January.pdf (~1.5 MB)
 Meadows ARC - Trash-Recycling Bin Storage - Community Updt - 2025 March.pdf (~509 KB)
 Meadows-HOA_Architectural Review Request - 1065 Ardmore St (2025-04-14) (w-attachment).pdf (~1.6 MB)

Dear Mr. Addeo,

Thank you for your email regarding your architectural review application for a 6-foot fence-wall to screen trash bins at 1065 Ardmore Street. Our committee has conducted a preliminary review of your revised submission and requires additional clarification before proceeding with a formal evaluation.

Upon review of your application (originally dated 03/20/2025) and the revised application with the supplementary information you provided on April 12, 2025, we have identified several concerns regarding the proposed placement of the fence-wall segments that may not align with our current architectural guidelines.

Specifically:

1. According to Section 314.5 of our Architectural Guidelines, "No fencing shall extend beyond the halfway point of the sidewall plane of the structure into the front yard."
2. Per Section 333.4.1, trash and recycling receptacle enclosures must be "No closer than five (5) foot from the front corner of the house."
3. The preliminary assessment indicates that your proposed 6-foot fence-wall segments appear to be positioned at the front corner of your house with high visibility from the street, which differs significantly from the previously approved installation at 1069 Ardmore Street, where the fence-wall segments are positioned near the rear corner of the house with limited street visibility. For reference, we have included an image of both fence-wall segments as they appeared on April 3, 2025, at 1065 and 1069 Ardmore Street that clearly illustrates this difference in placement and visibility.

While we acknowledge your craftsmanship in constructing both structures, placement requirements are governed by our established guidelines to maintain community aesthetics and property values. Each application is evaluated individually based on its specific location, visibility, and compliance with current architectural criteria.

Your application will be formally reviewed during the Architectural Review Committee evaluation on Wednesday, April 16, 2025. The committee's decision will be communicated to you via email on Thursday, April 17, 2025.

Should the application be denied, you will have the opportunity to present your case at a public meeting of the Architectural Review Committee, which will also be open to input from neighboring properties. You may also submit a revised plan that addresses the compliance concerns noted above.

If you wish to provide any additional information or clarification regarding placement alternatives that would meet our guidelines before the formal review, please submit them to this email address (info@themedowswgv.com) by Tuesday, April 15, 2025 at 5:00 PM.

For your reference, we have included the relevant sections of our Architectural Guidelines regarding fences (Section 314) and trash bin enclosures (Section 333) with this email.

Thank you for your understanding and cooperation in maintaining the architectural integrity of our community.

Sincerely,

Architectural Review Committee

email: info@themedowswgv.com

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Email: info@themedowswgv.com

Website: themedowswgv.com

Facebook: [MeadowsWGVHOA](https://www.facebook.com/MeadowsWGVHOA)

On 2025-04-12 00:50, Meadows at WGV HOA wrote:

Dear Mr. Addeo,

Thank you for submitting your Architectural Review Committee (ARC) request to install a fence-wall for screening trash bins. To complete our review process, we need the following additional information:

1. Wood fence type and proposed color
2. Detailed site diagram with measurements showing:
 - * Proposed fence-wall location
 - * Relationship to existing structures
 - * Proximity to house, driveway, and property lines

For your reference, we've attached:

- Architectural Guidelines for Fences and Trash Bin Enclosures
- Community Update of March 26, 2025, detailing guidelines for trash and recycling bin storage

Please note that per Declaration (CC&R) Article VIII, Section 8.7: "The installation of all fences shall be subject to the approval of the NCC or MC in accordance with the Architectural Criteria as promulgated by the NCC in the case of new construction and the MC in case of Proposed Modifications."

Please provide the requested information within 14 days to avoid having your request denied due to incomplete information.

Sincerely,
Architectural Review Committee

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The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Email: info@themedadownswgv.com

Website: themedadownswgv.com

Facebook: [MeadowsWGVHOA](https://www.facebook.com/MeadowsWGVHOA)

Blog: themedadownswgv.com/blog

FW: 1065 Ardmore Trash Blind



From Cam Team ARC <arc@thecamteam.com>
To Mike Krugman <mk.hoa@krugmans.com>
Date 2025-04-14 08:07

1065 Ardmore Trash Blind.docx (~1.3 MB) Meadows-HOA_Architectural Review Request Form .pdf (~850 KB)

Good Morning,

Please see attached regarding the trash can blind at 1065 Ardmore.

Jillian Stewart
ARC Coordinator

The CAM Team, Inc.
2233 Park Avenue, Suite 103, Orange Park, FL 32073

Phone 904-278-2338 Fax 904-638-1435

Web www.thecamteam.com Email jstewart@thecamteam.com

Let us know how we did, please leave a review of your experience here: [SURVEY LINK](#)



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4/3/2025 9:34:58 AM

Placement of 6-foot Fencing Segments at:
1069 Ardmore St 1065 Ardmore St
Placed at Rear of House | Placed at Front of House



