

Kings Ridge ACC Minutes

September 15, 2021

Chairperson, Chris Weiss called the meeting to order at 9:00 A.M.

A quorum was established with 3 ACC members present:

Chris Weiss – Chairperson

John Fricker

Brenda Baggott

Chris Weiss informed the attendees that one of our committee members, Jeff Gardner, has stepped down from his position on September 10, 2021 due to family needs concerning his in-laws. Also, another of our committee members, Ken Scholl, was hospitalized with his back, but was to be released later in the day.

The committee reviewed and discussed 26 applications. Of those reviewed, 22 were approved, 1 was a Fast Track that was denied, and 4 Needed More Information.

The September 1, 2021 minutes were approved with John Fricker making the motion to approve and Brenda Baggott seconded it and they passed unanimously,

NARC Education:

A recap of the applications for September 15, 2021 meeting was as follows: The Fast Track application was from the September 1, 2021 meeting where the homeowner was asked to provide more information on the requested enlarged plant bed. 4.7 #4 (a) addresses the 5' rule for enlarged plant beds. Nothing was provided, so the application was denied. The 4 Needs More Information: (1) involved windows where the vendor drawings were not correct (2) window sizes -square foot of some of the windows was not included (3) removal of a tree – the City Permit for Removal was not included, and the location of the tree close to the golf course required a letter from the golf course (4) the solar panels boxes needed to be painted the base color of the house. The NARC from the neighborhood spoke up and said he checked on it as he came to the meeting and they were painted now. Chris said he would follow up on the request.

Reminder to NARC's that a Tree Removal Permit from the City of Clermont is needed to remove understory trees. The permit tells the homeowner what has to be planted, or if nothing needs to be replaced on the property. Mike Whaley (Devonshire) stated the new City Inspector came and inspected properties in his neighborhood since lots of canopy trees were being removed. They were checking to be sure the neighborhoods were managing their replacement trees.

Chris also addressed a request from a homeowner to remove the electrical aluminum wiring with copper wiring and do an electrical service upgrade, replacing the line going from the meter box to the service cinder block wall. The resident wants to upgrade his current 150 amp electrical service to a 250-300 amp service. The upgrade is to support the residents On-Demand Hot Water System. A 55 gallon tank is what the resident wants, and his NARC says 240 amps is what is needed for this system. More to come.

Open Forum:

Chris Weiss shared that Manchester has recently completed the painting of their homes using the 2017 paint colors, and the neighborhood really “pops”. That is not the only neighborhood that has currently painted using those same paint colors, and in his opinion, the neighborhoods look really nice. He also stated some neighborhoods have color restrictions, like in Whitehall and the Hamptons. Diane Pilkinton is meeting with the neighborhood boards to review and discuss the 29 new paint colors under consideration. A decision will be made in the near future once all neighborhoods have had a chance to review the new colors. The Master Board will have a discussion on Friday, October 22, 2021. The M B meeting will be held in the Banyan Room.

Since guidelines have changed concerning the taking down of trees, Remington neighborhood is looking to other things for a better solution. They are having a workshop with Arborists to discuss trimming of trees instead of removal of trees. They want to be educated on how to take care of their trees in their neighborhood. Anyone can attend the workshop. Chris stated in prior years their Oak and Winged Elm trees would be trimmed by the neighborhood and they would be paid by the homeowner. Cambridge neighborhood had some Oaks with lots of mistletoe but when it was removed the tree filled back out. Other ideas may come in future meetings.

Paul Fox asked why sometimes the City Permit does not say a tree has to be replaced when one is removed. If lot is under 2,499 feet then 2 understory trees can be planted. For lots between 2500 – 4,000 feet then 1 canopy and 1 understory tree is required. If over 4000 feet 2 canopy trees and 2 understory trees are required. Remember : an extended lanai is not on their plot plan. Homeowner needs to go to the Permit Department with a picture and the measurements of the lanai and they will adjust your plot plan.

Unfinished Business:

ADHOC committee presenting on 9-22-2021.. A decision will be coming.

ACC needs more members. At present there are only 4 members on the committee.

New Business:

ACC meetings are on the first and third Wednesdays of each month.

October has 2 ACC meetings, November has 2 meetings, but December has only 1 meeting. January 5, 2022 starts the new year. However, Fast Tracks will be addressed.

There will not be any ACC applications on Paint Colors. The paint coordinator in each neighborhood takes care of those requests. Exception: a new resident requests to change the color of the house and it is not in their neighborhoods paint cycle, then it does require an ACC application.

The meeting was adjourned at 10:30 A.M. .

Next Meeting is October 6, 2021 at the Kings Ridge Royal Clubhouse at 9:00 A.M.

Special Discussion:

The Narc and homeowner requested a short meeting with the ACC members present. The Peterson application (4212 Kingsley Street) in Cambridge neighborhood is asking to have the bathroom door removed and a frosted glass be put in its place to add light in the bathroom. This door is on the inside of the home. The committee discussed it and agreed it could be done. The Vendor needs to submit the size of the glass.

As for the solid window question for the house, it needs to be a slider window. The Vendor will need to submit the size and the grids. The homeowner is in agreement and has 14 days to get this information needed in to the ACC.

Meeting Attendees:

Lancaster- Chris Weiss

Brighton- Brenda Baggott, Terry Hauser, John Fricker

Manchester- Janet Thomas, Carol Spaldi

Remington- Peter McGow

Aberdeen- Heraldene Clarke

Huntington- Rick Miarecki

Devonshire- Mike Whaley

Cambridge- Candy Priola

Wellington- Mike Macaluso, Pam Lund

Highgate- Leesa Burzynski

Sussex- Paul Fox

Hamptons- Barbara Makowski, Syl Makowski