

Chimney Hill Owners Association, Inc.
Architectural Control Committee

Saturday, August 15, 2026 – 9:00 AM
Chimney Hill Clubhouse Media Room

If you wish to attend the meeting virtually, please contact the office at (802) 464-2181 for an invite by 8/14/26 by 3:30 PM.

A G E N D A

1. CALL TO ORDER

2. APPROVAL OF MINUTES, July 18, 2026

3. LETTERS

Lot 474, 28 Rock Split Way, Trinklein, tree removal and clean up
Lot 475, 30 Rock Split Way, Filiberto, tree removal and clean up
Lot 257, 46 Spruce Grove Rd, Kuhn, deck stain and trim paint, same color beige/clay
Lot 100, 52 View Road, Eshleman, adding 4-6 lg rocks to secure/support steep grade below parking area
Lot 160, 15 East Brook Crossing, Sewall, natural stain front and back decks
Lot 649, 38 Twin Brook, Hoydick, deck stain golden yellow, and top of railing hunter green paint
Lot 444, 5 Splatterfoot Close, Hoffman, drainage grading & repair mudroom entry, rot ck lower logs, sheath and repair
Lot 108, 35 View Road, Hildebrant, rot repair and paint, color beige/tan
Lot 650, 40 Twin Brook Rd, McDonough, moving propane tank from under deck to driveway near shed, Propane Company doing the work
Lot 020, 44 Upper Howes Road, Bunk, power wash & restrain with clear coat
Lot 551, 90 Binney Brook Road, Sid, paint house and trim, color is slate
Lot A44, 119 Howes Loop, Geller, restraining house dark brown
Lot 112, 187 Chimney Hill Rd, Ray, staining decks and railings, same color as existing

4. NEW BUSINESS

Lot 623, 47 Howes Loop, Basco, side addition to existing log home and deck extension (awaiting app/fee/permit)
Lot 220, 13 Woodlot Lane, Borajkiewicz, 2 car garage and 2nd floor addition w/bath
Lot 66, 20 Arctic Circle, Cohen, new ground level deck with flagstone patio and 2' wall

5. OLD BUSINESS

LOT# 7, 5 BULLET HOLE, ZEMBROSKI, GARAGE AND SHED, VARIANCE 4/26
LOT# 8, 2 VALLEY VIEW, BREAUT, SCREENED PORCH 9/25 Complete? No response
LOT#506, 33 SCATTERED TIMBER, MEYER, REAR DECK ADDITION 9/25, 9/26
LOT# 389, 8 BEAR LAIR, DURKEE, VINYL SIDING 9/25 Updated Rd.
LOT# 9, 2 UPPER HOWES, KESSLER, DECK 6/25, ext 9/26 deck/stairs CO awaiting rail
LOT# 153, 323 CHIMNEY HILL ROAD, MAYNARD, GARAGE 6/25 ED follow up
LOT# B-69, 57 NORTH, Susan Gullotta, GARAGE 9/24,9/25 ext 12/26 emailed updated owner name

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LOT# B-26 , ? WEST ROAD, DECARLO, HOME 5/24 ext 5/26, exterior completed, plumbers delayed.
LOT# 434, 8 SPLATTERFOOT, FARRELL, DECK REPLACEMENT AND HOUSE PAINT, ft print change?
LOT# 379, 43 BEAR LAIR LN, MEYERS, 10x14 SHED
LOT 486, 205 UPPER DAM RD, KIRKMAN, REPLACE SHINGLE ROOF W/ GREY METAL ROOF.
LOT 167, 3 ABBIE LANE, LAWRENCE, RESHINGLE ROOF & REPLACE 3 SKYLIGHTS
LOT 238, 111 E BROOK CROSSING, ANDERSON, REPLACE DECK, SAME SZ & COLOR, ADD METAL GRATE
LOT 209, 96 E BROOK CROSSING, BROWN, REPLACE ROT SIDING & PAINT FRONT, REPLACE FRONT DECK W/TREX & STAIN RAILINGS, SIMILAR TO EXISTING
LOT 043, 13 RACoon RUN, SMITH, SHED RENEWAL FROM 2024
Lot 393, 10 Bunny Lane, DeBlois, deck & railing replacement same color, no change to size repair/replace siding and paint
Lot 209, 96 East Brook Crossing, Brown, replacement of front wood deck with trek and paint deck & house repairs similar color

Follow Up:

Lot 485, 211 Upper Dam Road, Moran, Notification after fine for tracking, picket style rails installed for safety.
Lot 220, Chimney Hill, siding remove/replace, window replace–Notification. This is for tracking purposes only.
James had approved this work by email in February, 2026 but did not report to ACC Agenda.
Lot 534, Binney Brook, deck/entry way–Notification after fine. This is for tracking purposes only.

LOT 7, 5 BULLET HOLE, ZEMBROSKI, Mudroom addition - Confirmed via email complete. ED Follow up w/CC

6. **MEMBERS' CONCERNS**
7. **OTHER BUSINESS**
8. **EXECUTIVE SESSION**
9. **NEXT MEETING DATE 9/19/26 @**
10. **ADJOURN**