

CHIMNEY HILL OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
SATURDAY, May 17, 2025

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 9:00s AM, Saturday April 19, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Tom Anderson, and Paul DiPietro along with James Walker, ED.

The meeting minutes of April 19, 2024 were approved.

Letters of exterior maintenance, repair, or replacement, approved by ED or Co-Chairs

LOT# 905, FAWN RUN, REESE, TREE REMOVALS
LOT# 553, DOE RUN, DEMARCHIS, PAINTING
LOT# 128, BIG BEND, TRAVIS, DRIVEWAY DRAINAGE, CHIMNEY PAINT
LOT# 672, GREER, WAGONER, DECK REPAIRS/PAINT, FIREWOOD RACK REMOVAL
LOT# 61, ARTIC CIRCLE, BAKER, ENTRANCE RAILING, REAR DECK REPAIRS,
DRAINAGE, ELECTRIC SERVICE REPAIRS
LOT# 562, UPPER DAM, DONOVAN, DECK REPAIRS
LOT# B-31, WEST ROAD, SPINDLER, LOWER ROOF SHINGLE REPLACEMENT
LOT# 488, UPPER DAM, BRADLEY, DRIVEWAY REPAIRS
LOT# 10, K LOOP, BODEY, TREE CLEAN UPS
LOT# B-18, BIRCH LOOP, BOYCE, CHIMNEY REPAIRS
LOT# 170, CHIMNEY HILL, SPEILBERGER, TREE REMOVALS.
LOT# 48, QUAIL COURT, HERBERT, ROOF REPLACEMENT
LOT# 417, SHINCRACKER, MACELLARO, CHIMNEY REPLACEMENT AND HOME
INSTALL CEDAR CLAPBOARDS
LOT# A-2, HOWES LOOP, FITZGERALD, EGRESS WINDOW
LOT# 188, CHIMNEY HILL, KANE, FINISH HOUSE TRIM AND PAINT
LOT# 29, OVERLOOK DR., LEGENZA, DECK POWER WASH AND CHIMNEY REPAIRS
LOT# 20, MALLARD CT., HARDISTY, DECKING REPLACEMENT AND TREE REMOVALS
LOT# 474, ROCK SPLIT, TRINKLEIN, DECK REPAIRS/STAIN AND PROPANCE FENCE
REPAIR
LOT# 387, BEAR LAIR, TIENIBER, SHED PAINT
LOT# 455, TWO WALL, WASSERMAN, TREE REMOVALS/TRIMMING
LOT# 263, SPRUCE GROVE, KRAUSS, DECK AND TRIM ROT REPAIRS
LOT# 9, K LOOP, JASKOT, REAR WINDOWS AND SIDING REPLACEMENT

New Business

LOT# C-195, LOW LAND LOOP, CRISPINO, DECK ADDITION Approved, pending Variance Request and Town permit.

LOT#A-137, THREE STREAMS, HEWITT, 2 CAR GARAGE Approved, pending Variance request and Town permit.

LOT# B-58, CORNER LANE, ROARTY, PORCH PERMIT EXTENSION 6/25 Approved.

Old Business

LOT# 552 BIG BEND, MUSA, GARAGE 4/25 In Progress (IP)

LOT# 626, HOWES LOOP, ZEMAN, DECK AND STAIRS ADD. 3/25 No Progress (NP)

LOT# 348, SNOW SHOE, OLIVER, SHED 3/25 NP
LOT# 642, FROG HOLLOW, ZITO, DECK 11/24 NP
LOT# B-69, NORTH, MCCARTHY, GARAGE 9/24 IP
LOT# A-17, UPPER HOWES, SMITH, DECK AND PORCH 9/24 IP
LOT# 927 PORCUPINE, MINICH, SHED, 7/24 NP
LOT# 186 BIG BEND, HWANG, ADDITION 6/24 IP
LOT# B-26 WEST ROAD, DECARLO, HOME 5/24 IP
LOT# B-58 CORNER, ROARTY, SCREENED PORCH, 4/24 IP
LOT# 150 CHIMNEY HILL, MAYNARD, NEW HOME 1/24 EXT 5/25 Complete
LOT# A94/95 HOWES LOOP, DECARLO, NEW HOME 11/23 EXT. 11/25 IP
LOT# A91 LOWER HOWES, DESIMONE, NEW HOME 11/23 ext. 11/25 awaiting As Builts
LOT# 123 LITTLE BEND, FLORIO, NEW HOME 11/23 EXT. 6/25 IP
LOT# A-74 WOODCHUCK, MCMILLEN, NEW HOME 3/23 ext. 10/24 awaiting Variance Req.

Members Concerns

664, Work being performed with no notification. The owner stated, a failed gas fireplace was removed and it was easier to open up the side of the house to remove the unit. ACC Fined

A91, As-builts not provided. The owner was notified 10/24 that they were required. The owner moved in December, was reminded then and with snow, an understandable delay. The owner reached out in January that they were working on securing a surveyor. Was emailed last month as a reminder with no response. Emailed again this week, and it was apparent the owner had not even started the process and is now questioning why the ACC needs it/pushing back. The owner was already fined for flipping the home 90 degrees from the permitted plot plan. ACC requested the As-builts be provided by September or monthly fines will be imposed.

Other Business

A68 requested a fine reconsideration. The ACC reduced the fine.

Setbacks in ACC Rs and Gs only speak to homes and decks. Add language: All Structures, except three-sided wood sheds under 150 SF with no foundation, must meet CHOA setbacks.

Executive Session, None

Next Meeting Date

6/21/25 8:00 AM

Adjourn

A motion was made and seconded to adjourn the meeting at 10:35 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem