

CHIMNEY HILL OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
SATURDAY, July 19, 2025

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 8:00 AM, Saturday July 19, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Roy Schuller, and along with James Walker, ED, Homeowners Matt and Wendy Baker, Steve Smith.

The meeting minutes of June 21, 2025 were approved.

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

LOT# 207, CHIMNEY HILL RD, DAVIDSON, HOUSE PAINT
LOT# 540, BINNEY BROOK, KUCINSKI, DRIVEWAY/ FOUNDATION DRAINAGE AND
RETAINING WALL
LOT# 595, BINNEY BROOK, COMEAU, MINI-SPLITS
LOT# C-160, EAST BROOK, SEWALL, TREE TRIMING/ REMOVALS, DECK AND
SKYLIGHT REPLACEMENTS
LOT# B-43, RACON RUN, SMITH, RETAINING WALL
LOT# 211, CHIMNEY HILL RD, MAZZALUPO, DECK REPLACEMENT
LOT# 14, UPPER HOWES, FRILIA, WALL MOUNT STORAGE CABINET
LOT# C-213, EAST BROOK, SPARANO, ROT REPAIRS AND PAINT
LOT# 225, BRACKET WALL, SCARAPICCHIA, HOUSE PAINT
LOT# B-72, NORTH RD, SMITH, ENTRY STAIRS REPLACEMENT AND HOUSE PAINT
LOT# 370, SNOW SHOE, KOLIC, DECK REPLACEMENT, SUN ROOM REMOVAL, AND
HOUSE PAINT

New Business

LOT# A-137, THREE STREAMS, HEWITT, GARAGE PERMIT AMENDMENT- APPROVED
LOT# 435, SPLATTER FOOT CLOSE, KUCHTA, VINYL SIDING- APPROVED

Old Business

LOT# A-9, UPPER HOWES, KESSLER, DECK 6/25 No Progress (NP)
LOT# 153, CHIMNEY HILL ROAD, MAYNARD, GARAGE 6/25 NP
LOT# C-195, LOW LAND LOOP, CRISPINO, DECK ADDITION 5/25 In Progress (IP)
LOT#A-137, THREE STREAMS, HEWITT, 2 CAR GARAGE 5/25 NP
LOT# 552 BIG BEND, MUSA, GARAGE 4/25 IP
LOT# 626, HOWES LOOP, ZEMAN, DECK AND STAIRS ADD. 3/25 Completed
LOT# 348, SNOW SHOE, OLIVER, SHED 3/25 Missed
LOT# 642, FROG HOLLOW, ZITO, DECK 11/24 NP
LOT# B-69, NORTH, MCCARTHY, GARAGE 9/24 IP
LOT# 927 PORCUPINE, MINICH, SHED, 7/24 Completed
LOT# 186 BIG BEND, HWANG, ADDITION 6/24 Completed
LOT# B-26 WEST ROAD, DECARLO, HOME 5/24 IP
LOT# A94/95 HOWES LOOP, DECARLO, NEW HOME 11/23 EXT. 11/25 Completed
LOT# A91 LOWER HOWES, DESIMONE, NEW HOME 11/23 ext. 11/25 Completed
LOT# A-74 WOODCHUCK, MCMILLEN, NEW HOME 3/23 ext. 10/24 awaiting Variance Req.

Members Concerns

#12, Entry Stairs being replaced, no notification or approval. Fined

#164, Constructed wood shed, no permit application or approval. Fined

#A68, Common/neighbor's property not restored in time frame. Fined and new 30-day timeline given. If not restored by owner, CHOA will do and bill owner.

James to send Notice of Violations for unkept properties.

Other Business

#A-143 Fine appeal, Denied.

#61 Fine appeal, Granted

Executive Session, None

Next Meeting Date

8/16/25 9:00 AM

Adjourn

A motion was made and seconded to adjourn the meeting at 9:11 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem