

CHIMNEY HILL OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
SATURDAY, SEPTEMBER 20, 2025

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 8:03 AM, Saturday September 20, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Paul DiPeitro, Carol Sewall, and Stephen Smith along with James Walker, ED.

The meeting minutes of August 16, 2025 were approved.

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

LOT# 645, TWIN BROOK, AHNELL, DOOR PAINT
LOT# B-41, NORTH ROAD, BROWN, NEW 5BR SEPTIC
LOT# C-252, PALMER, DECK PAINT
LOT# B-30, WEST ROAD, ENNIS, DECK STAIR RAILING
LOT# A-13, UPPER HOWES, JOY, HOUSE STAIN
LOT# 611, HOWES LOOP, HARNEY, ROOF REPLACEMENT
LOT# A-137, THREE STREAMS, HEWITT, GENERATOR
LOT# 266, FERN LANE, FLYNN, ROOF REPAIR
LOT# A77, HOWES LOOP, MINEROFF, VENT PIPE REPAIR, TRIM ROT REPAIRS
LOT# 370, SNOW SHOE, BLACKWELL, ROOF REPLACEMENT
LOT# 487, UPPER DAM, PRELI, DRIVEWAY RESURFACE

New Business

LOT# 348, SNOWSHOE, OLIVER, SHEDS, NEW LOCATION-Approved
LOT# A-36, UPPER HOWES, TOWNER, VINYL SIDING-Approved
LOT# B-60, GULCH LANE, DECARLO, ROOF OVER DECK AND CAR PORT-Approved
LOT# C-220, WOOD LOT LANE, BOAJKIEWICZ, LIKE FOR MORE-Rec. to BoD.
LOT# 389, SNOWSHOE, DURKEE, VINYL SIDING-Approved
LOT# 506, SCATTERED TIMBER, MEYER, DECK ADDITION-Approved
LOT# B-8, VALLEY VIEW, BREault, SCREENED PORCH-Approved

Old Business

LOT# 7, BULLET HOLE, ZEMBROSKI, ADDITION No Progress (NP)
LOT# A-1, HOWES LOOP, CLEMENT, WOOD SHED In Progress (IP)
LOT# C-197, LOWLAND LOOP, FONTAINE, DECKS AND BASEMENT ENTRY IP
LOT# 435, SPLATTER FOOT CLOSE, KUCHTA, VINYL SIDING 7/25 IP
LOT# A-9, UPPER HOWES, KESSLER, DECK 6/25 IP
LOT# 153, CHIMNEY HILL ROAD, MAYNARD, GARAGE 6/25 NP
LOT# B-45, RACoon RUN, LANGSAM, PORTICO 5/25 IP
LOT# C-195, LOW LAND LOOP, CRISPINO, DECK ADDITION 5/25 IP
LOT#A-137, THREE STREAMS, HEWITT, 2 CAR GARAGE 5/25 IP
LOT# 552 BIG BEND, MUSA, GARAGE 4/25 IP
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# B-26 WEST ROAD, DECARLO, HOME 5/24 IP

LOT# A-74 WOODCHUCK, MCMILLEN, NEW HOME 3/23 ext. 10/24 awaiting Variance Req.

Members Concerns

Other Business

Executive Session, 8:45 for legal. Exited 8:55

James is to contact CHOA attorney for a ACC/homeowner matter.

Next Meeting Date

10/18/25 8:00 AM

Adjourn

A motion was made and seconded to adjourn the meeting at 8:56 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem