

MINUTES

The meeting was called to order by Chair Kate Trinklein, at 8:30 AM, Saturday March 15, 2025 at the Chimney Hill Clubhouse. In attendance were, committee members Gene Clark, Paul DiPietro, Tom Anderson, along with James Walker, ED.

The meeting minutes of November 16, 2024 were approved.

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

LOT# 337, SNOW SHOE, QUICKER, CHIMNEY REPAIRS
LOT# 648, TWIN BROOK, ALLIN, TREE REMOVALS
LOT# 644, FROG HOLLOW, RYAN, TREE REMOVALS, ROOF AND WALL REPAIRS
LOT# 554, DOE RUN, BEHAN, ROT REPAIRS EXTERIOR STAIRS
LOT# C-250, EAST BROOK, RILEY, SEPTIC REPLACE/UPGRADE TO 5BR
LOT# 416, SHINCRACKER, ROGERS, WINDOW REPLACEMENTS, SIDING/FRAMING ROT REPAIRS, LP TANK RELOCATION, ELECTRIC ENTRANCE REPLACEMENT
LOT# 21, MALLARD CT., MAIOLO, CHIMNEY REPLACEMENT

New Business

LOT# 626, HOWES LOOP, ZEMAN, DECK AND STAIRS ADD.-- APPROVED
LOT# 348, SNOW SHOE, OLIVER, SHED-- APPROVED
LOT# 7, BULLET HOLE, ZEMBROSKI, GARAGE AND VARIANCE REQUEST-- TABLED
LOT# A-74, WOODCHUCK, MCMILLIN, VARIANCE REQUEST-- TABLED

Old Business

LOT# A-46, BLACKBERRY, COLE, VINYL SIDING 11/24 Completed (CO)
LOT# 642, FROG HOLLOW, ZITO, DECK 11/24 No Progress (NP)
LOT# B-69, NORTH, MCCARTHY, GARAGE 9/24 In Progress (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# 598 LARGE MAPLE, FISHMAN, MUDROOM, DECK, AND GARAGE 6/24 CO
LOT# B-26 WEST ROAD, DECARLO, HOME 5/24 NP
LOT# 482 ROCK SPLIT, FRIEDLANDER, SHED, 5/24 CO
LOT# B-83 MEADOW VIEW, BROCKLEBANK, ADDITION, 4/24 CO
LOT# B-58 CORNER, ROARTY, SCREENED PORCH, 4/24 IP
LOT# B43 RACON, SMITH, SHED 3/24 CO
LOT# 150 CHIMNEY HILL, MAYNARD, NEW HOME 1/24 EXT 5/25 IP
LOT# A94/95 HOWES LOOP, DECARLO, NEW HOME 11/23 IP
LOT# A91 LOWER HOWES, DESIMONE, NEW HOME 11/23 Waiting on As Built
LOT# 123 LITTLE BEND, FLORIO, NEW HOME 11/23 EXT 6/25
LOT# 552 BIG BEND, MUSA, GARAGE 8/23 Ext 11/24 EXPIRED IP
LOT# 18/19 UPPER HOWES, VAUGHN, NEW HOME 5/23 Ext 5/25 NP
LOT# A-74 WOODCHUCK, MCMILLEN, NEW HOME 3/23 EXT 11/24 CO Variance Req.

Members Concerns

Lot 552 Musa, Garage not completed in November, site a mess. Owner needs to complete a new permit application, prior to completing the garage.

All Things ACC! Thursday Blast, reminding owners of ACC Rules and Guidelines.

Other Business

Executive Session, None

Next Meeting Date

4/19/25 8:00 AM, 5/17/25 9:00 AM

Adjourn

A motion was made and seconded to adjourn the meeting at 9:10 AM

Respectfully Submitted,
James Walker, Secretary Pro Tem