

**LAKE RIDGE PARKS AND RECREATION ASSOCIATION, INC.**  
**ARCHITECTURAL COMMITTEE MEETING**  
**Minutes – February 1, 2022**

The meeting of the Lake Ridge Parks and Recreation Association, Inc. Architectural Committee was held at the Canterbury Woods Community Center on the 1st day of February 2022 and also electronically via the Zoom application.

**Present:** Architectural Committee Members: Keith King (AC Chair, in person, regular/voting member), John Puglisi (via Zoom, regular/voting member), Naomi Snell (in person, regular/voting member), Robert Malinowski (in person, alternate member) and Ben Latagan (in person, alternate member). Board Liaison: Tina Herndon (via Zoom). Staff: Ike Mutlu, Megan Yuenger, Brodie Freer (via Zoom), Trent Hunter and Ramona Ciorcila.

**A. CALL TO ORDER:**

Keith King called the meeting to order at 7:03 p.m.

Owners were present in person and electronically via the Zoom application.

**B. APPROVAL OF MEETING MINUTES**

Robert Malinowski made a motion to approve the minutes of the December 7, 2021 Architectural Committee meeting as written. The motion was seconded by Naomi Snell and unanimously approved.

**C. OTHER BUSINESS**

- a. **Cedar Shake Roof Shingles** - Homeowners from Fairfield Green, Fairfield Single Family 2-4, and Christopher's Cove subdivisions were present in person and electronically via the Zoom application.

The Architectural Committee stressed their openness to considering alternative roof shingles. Mr. King emphasized that the architectural style of the home, the percentage of homeowners in the neighborhood in favor of the proposed change, and the implementation process (once a change is approved) would all be factors to consider. Mr. Latagan, Mr. Malinowski and Mr. Puglisi agreed that synthetic shake shingles could be considered. Ms. Snell agreed, but pointed out the need for more information as to the durability of synthetic Cedar shake shingles.

Mr. King reiterated that residents bought into the neighborhood knowing how it looked and aware of the unique features present. Members of the committee will work with Covenants Department staff to create a checklist which an owner may use to work with his/her neighbors should they desire a change in roof shingles. The checklist will include at a minimum the following: the specific brand and

material information for the alternative shingle, the timeline for roof replacements, real estate/resale impact, and signatures/approvals of neighbors showing their support for the change. The exact percentage of signatures needed for approval was not determined, but all agreed given the significance of the change and costs involved, it should be a reasonably high threshold. Covenants Department staff confirmed they can help owners determine their subdivision and what street(s) pertain to their specific subdivisions.

- b. **Electric Vehicle Charging Stations** – An initial draft of guidelines was presented and discussed. Committee members provided edits. Asst. Facilities Director, Brodie Freer, referred members to the legislation, allowing associations to require homeowners add the association (LRPRA) to their insurance if they install a charging station. Mr. Malinowski questioned how staff/Association would verify this insurance requirement is continually met. Further discussion will occur at the next meeting.
- c. **Next Architectural Committee Meeting** – April 5, 2022 – 7:00PM. This meeting may incorporate a virtual component via the Zoom application depending on government guidelines and restrictions. The meeting will be held at the Tall Oaks Community Center.

#### **F. ADJOURNMENT**

There being no further discussion, the Architectural Committee adjourned at 8:29 p.m.

  
Keith King  
Architectural Committee Chair