

# Proposed Rules and Regulations-Special Meeting

Thursday, June 12, 2008  
7:30 PM

## Call to Order/Purpose of Meeting/Attendees

Date, Time, Location	Joe Kolb called to order a special meeting of the River Oaks Board of Directors at 7:30 PM at the Anne Arundel County Police Station, Edgewater, MD.
Purpose:	To take comments from owners on the proposed rules and regulations to be considered by the Board of Directors.
Attendees	<b>BOD:</b> Joe Kolb, Jyl Dupont, Peggy Summers, Shelly Kemeza, Bev Caruso. <b>COMMITTEE CHAIRS:</b> Hillary Frank (A&L), Peggy Donald (Newsletter), Alicia Smollon (Rules & Regs). <b>OWNERS/RENTERS:</b> Pauline Blume, Bill Moseley, Shirley Richter, Don Chaney, Ken Via, Matt & Heidi Tracey, Rose Meale, Kamala Jagannathan, Jagan Parthasaratny, Michelle Black

## Deck Colors

Currently the color range is limited to earth tones in the brown family, i.e. Woodtone by ChioceDek, and Saddle and Madeira by Trex. The proposed color must be included in the submittal to the River Oaks Condominium Association, Inc. (ROCA) Architectural & Landscape (A&L) Committee for approval. As other brands and colors are developed and introduced, it may be necessary for the committee to re-visit the allowed choices. Any stain or wood treatments for newly constructed or completed decks must be clear or earth tones that are in the brown family.

- **Peggy Donald** - wants names of products and colors. Current rules don't give her enough information.

## Sheds

- Sheds must be inside a fenced yard. Sheds may be no higher than 6 feet when finished. A photo and description of proposed items and materials must be submitted to the ROCA A&L Committee with the Architectural Change Application form.

- **Shirley Richter** - Height restriction unreasonable, difficult to find in less than 6 feet. Suggestion: Limit to appearance, roof match siding/trim color, and discuss materials instead of height. Want to encourage a nice place to store things.
- **Don Chaney:** 6' height restriction difficult. Don't get a flat roof, get an A-frame, and will be above fence. Regardless of height, you will see them from everyone's decks. Forces auto outside of the garage for storage. By encouraging nice sheds, we might solve other problems.

## Storm Doors

Storm doors are allowed on the entry door of the townhome unit providing that the doors meet the guidelines below.

1. The color of the storm door must match the color of the entry door as originally presented during home construction. If that color is unavailable, then the color of the existing door trim may be used.
2. The door front must be "full view"<sup>[2]</sup> glass with either plain, one or two straight parallel beveled edges. No center etched ovals, circles, or other designs, no half view, cross buck or scalloped doors are allowed.
3. Screen inserts may be used provided they are "full view". If the screen has a reinforcing middle brace, then the storm door must be the color of the entry door, and cannot be the color of the door framing material.

- **Shirley Richter** - still confused about "full view". Not clear on that. Variety of doors with decorative edges. Suggestion to allow other designs around perimeter of door, maybe 70-80% view.
- **Matt Tracey**- storm doors.
- **Michelle Black** - submitted written statement.
- **Peggy Donald** - doesn't find variety distracting and thinks it will be difficult to judge what looks good.

### **Window Dressing Regulations**

Any window drapes or curtains hung at windows must be lined with white or off-white lining, or must be white or off-white in color so that any outside viewer will only see the color white or off-white at the window.

All windows or replacement windows must contain white grids of the same style as originally presented during the construction by the builder.

- **Matt Tracey** - Don't see the added value of all white.
- **Peggy Donald** - neighbor has wooden blinds. Disagrees with rule.
- **Hillary Frank** - if there is no rule, too many colors. Please leave it the same.

### **Lamp Posts**

Two black lamp post fixtures have been approved as replacement fixtures. No brass fixtures will be approved as a replacement fixture. If either the lamp post or a house fixture needs replacing, then all exterior fixtures must be replaced to match. Photos and descriptive information on replacement fixtures may be found on our website: [www.riveroakscondos.webs.com](http://www.riveroakscondos.webs.com).

- **Shirley Richter** - wants flexibility on lamp posts. Nothing written yet.
- **Don Chaney** - wants consistency on lights.

### **GENERAL COMMENTS**

- **Matt & Heidi Tracey** - concern over process of changing so many rules and regulations at once.
- **Peggy Donald** - Will non-compliant items be grandfathered? New owners have a right to expect that rules will be followed.
- **Michelle Black** - requests that new owners be provided with previously approved requests for their own units.

Owners may continue to submit comments until the Board finalizes the rules. Joe would like to see the rules done, but done right.

Attached to these minutes are written statements submitted by unit owners.

Rules and Regulations meeting adjourned at 8:45 pm.

Minutes submitted by Beverly Wright Caruso \_\_\_\_\_ Date \_\_\_\_\_

---

Peggy Donald:

In general, I hope there will be a way to consider as "grandfathered" any existing exceptions to the old or new Rules and Regulations (R&Rs). By existing exceptions, I do not mean to include things that can be documented as violating a ruling made by the Board or the Architecture and Landscaping Committee (A&L). Of course, if a homeowner was told NOT to do something, that thing should not be "grandfathered."

Shouldn't the R&Rs lead off with an explanation of the concept of "grandfathering" to avoid panicking people? Also, shouldn't it be stated somewhere that if a unit has been given the "seal of approval" when it changed hands, the new owner cannot be made to remedy violations that existed at the time of purchase?

I'd like some thought to be given to how to bring a violation into compliance without undue expense to the homeowner. For example, if someone has stained a deck red, then when the deck needs to be re-stained, red would not be allowed. And if the owner does proceed to use red stain again, that's when the owner could be asked to remedy the violation and pay what it costs to do so. If a shed violates the height limitation, when the shed falls apart, that's when a shorter shed must be bought.

Now to specifics, I would like to express my opinion on deck and fence stains, storm doors, white curtain liners, and lampposts.

- I would like a list of specific stain colors that are acceptable. If I ask to use a different brand with a color that looks pretty much the same, I don't think its use should be approved. In other words, we should buy stain A or stain B, period. I agree wholeheartedly that fences and decks should bear matching stain on any individual property.
- As for storm doors, I think any storm door bought for a door that currently has no storm door should be "Anderson Windows Full-View Door # 123, #234, or #345." Period. The idea of one with a full view but split screen (if that's what it's called) has merit. Heat build-up is a serious, damaging problem. Storm doors are energy-saving, but I do believe it is possible to be burned by touching the handle on an overheated front door and I do know a front door can buckle because of trapped heat. So maybe door #345 should be split-screen or whatever it's called. Conversely, if a house already has a "wrong" storm door, that storm door should fall under the grandfather clause and be allowed to stay in use until such point as replacement becomes necessary. Replacing a "wrong" door with another "wrong" door should not be allowed. In response to a situation brought up at the meeting about a door that has already been bought but has not yet been approved, I would not like to learn that someone can cruise the neighborhood learn what is OK and what is not OK. The place to learn that is in the R&Rs themselves. Everyone should be cognizant of the fact that some violations exist and will eventually have to be remedied. But one wrong is no justification for an identical wrong.
- On to seeing white through windows when looking in from outside. Yes, well-made curtains can and usually do have white liners. But not everyone uses curtains. If shutters and venetian blinds must be white when seen from the outside, then they must also be white when seen from the inside. I don't think our R&Rs should dictate anything regarding interior decor choices. Wooden (or wood-like) shutters and blinds are home improvements that add to the value of a unit; I would like to see them allowed as long as they are wood-toned or white. Once they are partially obscured by screens, their color is not particularly noticeable from the outside. Um, I have to admit that I take my screens out during the winter to maximize the sunshine indoors...
- Ah, lampposts! I really like the original brass style and will make every effort to keep mine working and attractive. I have already gotten help to make mine turn off and on when it should; disassembled and spray-painted the metal parts; and lucked into a replacement pane of glass when one was smashed ... probably by kids playing softball on the common ground beside my house. I think the dinky little black

ones are a mistake. I think that if cost is the driving force, then pick the larger black one, bite the bullet, and say that ONE is the only one.

---

Michelle Black:

I have reviewed the proposed Architectural Rules and Regulations sent to me approximately May, 22, 2008 and would like to submit a written comment to the association.

I believe that the proposed requirement for storm doors with a reinforcing middle brace be the color of the entry door is unrealistic (see page 4, Paragraph E.3. Storm Doors). I checked the vendor website of five of the major storm door manufacturers (Pella, Andersen, Larsen, Kaufmann, and ProVia) and none carried a color remotely similar to the blue front door I have. If this particular verbiage in the proposal is approved, it will force residents who wish to have a split screen model storm door to be required to pay additional costs for either a custom storm door or for aftermarket painting.

This issue is of particular interest to me. During this past winter I purchased an Andersen retractable insect screen style storm door on sale with the goal of installing it this summer. I took great pains to ensure it was of a style previously approved by the Architectural Board to ensure I would not have problems getting approved when I submitted my request. The color of the storm door I bought matches the color of my door framing, but does not match my very blue door.

I am an original owner of my property and have an east facing unit. Each day the front door is baked by the sun from sunrise until approximately 2:30 pm, depending upon the time of year. As a result, it has caused my original door paint to melt, the caulk in the door window to ooze from under the framing that holds the glass in place, and the window framing around the door itself to crack. Although I like the look of the full frame glass storm doors, it would cause even more problems because I would not be able to vent the heat between the two doors, thus creating more influx of heat into the home. A split screen style door provides for the ability to vent that heat.

I request that the proposed verbiage of paragraph E.3. be rewritten to remove the requirement that storm doors with middle bracing be the color of the entry door.

---

Rosanne Russillo

1. All yards should not be treated alike when it comes to sheds. End units clearly have more land which they paid a premium for and which can tastefully accommodate a shed. Rather than outlaw such a shed, the board should designate an acceptable model or two that could be erected based on the homeowner having a minimum acceptable square footage on which to place the structure. See 226 Tilden for a tastefully done shed.
  2. Those end units without garages are particularly in need of a decent sized shed since we do not have any real space to store a lawnmower, garden tools, etc. And we have more yard to tend and lawn to mow.
  3. A shed that is big enough to house a lawnmower is almost invariably taller than a 6 foot fence and has a roof peak of usually 83-85 inches. The rules should reflect market realities.
-

Shirley Richter

**PROPOSED ARCHITECTURAL RULES AND REGULATIONS BY RIVER OAKS CONDOMINIUM ASSOCIATION, INC.**

**COMMENTS AND REQUEST FOR RECONSIDERATION OF PROPOSED/AMENDED ARCHITECTURAL RULES AND REGULATIONS.**

**ITEM C – SHEDS**

Height Restriction - Since we are a townhouse community without basements for storage, there is not a lot of room for homeowners to store items. Some homeowners have less space than others do and those that do not occupy end units likely need even more space. Shed height restriction of 6 Feet seems unreasonable. It is very difficult to find a shed under 7 to 8 Feet high. Furthermore, if a homeowner wanted a sizeable shed, it would have to be wide and deep to make up for space lost by a lesser height. This would consume half of the resident's already small back yard.

**SUGGESTION:** Instead of limiting the height of sheds to 6 feet, perhaps the appearance of the shed should be the issue. It seems reasonable to suggest that the roof of the shed match the resident's shutter, trim or siding color. The material the shed is made out of should also be a consideration to include as part of this regulation. I would think that we would want to encourage homeowners to have a nice, attractive, neat place to store items.

**ITEM E – STORM DOORS**

2. Full view as defined – Glass with either plain, one or two straight parallel beveled edges. Wanting the exterior door to be fully visible seems to be the intent of this regulation. There are a variety of very attractive storm doors that could enhance the beauty of the community that leave the door fully visible. It seems reasonable that this is the case but a little more flexibility regarding this issue is requested.

**SUGGESTION:** Consider storm doors that have full view (defined as 75% or 80% of the exterior door being visible) but allow flexibility regarding other designs that are allowed around the perimeter of the door.

Shirley Richter  
221 Brixton Way  
410 956-1933 ✓  
cell - 413-223-5839