

Franklin Village Architectural Meeting
April 29, 2023

Present: Dom Aleardi, Jeanette Schmid, Diane Carlin, Julie Herring, Joyce Goodman, Bob Gottschall and Margaret Callahan

Guests: Three people attended the meeting with an interest in joining the Architectural Committee – Maryann DiNunzio, Allan Soldwisch and Paul Welle.

Minutes: The 9/6/22 minutes were unanimously approved by the committee.

Old Business:

Doors and Jambs:

- Doors and jambs will be painted on a one-on-one basis after receiving a request from homeowners.

Completed Requests:

- 526 (Hansen) – completed
- 598 (Schmid) – completed
- 548 (Welle) – completed as a case study. *Action:* Council approved this addition as a model for future additions.

Other Issues:

- 564 (Donatoni) – Staining or painting deck supports brown – not completed.
- 606 – Back steps to addition need major repair and are on common ground presenting a problem if there is a fall.

New Business:

Walkaround Updates: Architectural Committee will inform Council at a later date of requests submitted but not completed and the names of those who were sent emails but failed to hand in a request.

Patio Enclosures: The following were painted or washed:

- 531 (White) – painted
- 532 (Smith) – washed
- 534 (Johnson) – washed
- 557 (Jarrett) – washed
- 603 (Wolcken) – washed
- 604 (Harter) – washed
- 580 (Soldwisch) – painted
- 596 (Dalton) – painted
- 586 (Pincus) – painted

New Requests:

- 529 (Goyette) – New awning, needs request form and insurance information.
- 530 (Young) – Rear sagging deck repair, approved by Committee.
- 535 Gibonni) – Rear deck post replaced, completed.
- 542 (Aleardi) - Replace broken side lite, paint front door and frame. Needs to be approved by Committee.
- 552 (DiNunzio) – Architectural Committee denied addition request because of copper flashing that will be used at the base. Request was forwarded to Council.

Discussions:

Decks: When discolored or faded, decks should be painted whether they are Trex or wood. The maintenance of decks is the responsibility of the homeowner and should be maintained in proper condition. The Architectural Committee feels 535 requires painting; it has faded to pink.

Action: Council should notify homeowner when painting is necessary.

Types of Windows: Only casement windows are permitted on the original house, and sliding windows are allowed on additions only.

Patio Enclosures: It has been requested that the Patio Enclosure section be removed from the Franklin Village Declarations (Exhibit D. pp. 23-25). *Action:* Council will investigate using a “Curative Amendment” (Declaration, Article VII, Sec. 7.2, p 16) for needed revisions. The Franklin Village Rules can then be added to or changed.

Other Concerns:

Original Decks: The Architectural Committee is still requesting homeowners check original decks for safety.

Guidelines: The Architectural Guidelines need to be updated due to changes in material availability and outdated information.

Drawings: Official architectural drawings should be submitted with the architectural request when an addition, enclosed patio or screened porch is being requested.

Monolithic Slabs: Monolithic pours are permitted by Goshen Township to serve as a footer. Copper flashing is used in place of siding around the base of the structure. The reason is siding reacts with pressure treated wood. *Action:* The Architectural Committee is requesting a solution to the copper: acid washing, painting or a barrier between the two materials.

Resignations: As of May 31, 2023 Dom Aleardi, Diane Carlin, Julie Herring, Sandy Ogletree and Jeanette Schmid are resigning from the Architectural Committee.

Meeting was adjourned at 11:20 am.

Respectfully submitted,
Sandy Ogletree