

**Franklin Village HOA Architectural Committee**  
**Minutes for Meeting Held on September 19, 2023, 10:00 AM**  
**Approved November 21, 2023**

**Attendees:** Mary Ann DiNunzio, Bob Kocher, Allan Soldwisch, Maggie Thompson, Mike Weber, Paul Welle

**Guest:** Bob Gottschall (Village Council Liaison to Architectural Committee)

**Old Business:**

**Approval of Minutes of Previous Meeting**

The minutes of the August 10, 2023 meeting were approved as distributed.

**Recently Approved Requests:**

- 537 (Weber) – Addition and pavers approved by Council. Construction to begin 9/21/2023.
- 552 (DiNunzio) – Approved by Council. Construction almost complete.
- 582 (Gerhardt) – Storm Door Replacement approved by Council President on 6/15/2023. Installation by Home Depot complete. Awaiting inspection by committee.
- 530 (Becker) Two Windows. Awaiting installation.
- 580 (Soldwisch) – EPDM (rubber) roof covering adhered to sunroom. Awaiting installation after home roofing project is completed.
- 606 (Richards) – Deck rebuild. Awaiting COI from contractor. First bid was higher than expected. Richards are obtaining more bids.
- 571 (Koppe) - Heat Pump. Installation complete. Awaiting inspection by committee..

**Council Report (Bob Gottschall)**

- Council requests that the Architectural Committee begin drafting proposed revisions to the Architectural Guidelines and other documents.
- Council will send a request to all villagers that issues relating to architecture and landscaping be raised with Zone Leaders of the respective committees, not the Council President.
- Impact on landscaping by the roofing contractor is a significant concern of villagers.
- Council requests the opinion of members of the Architectural Committee regarding the need for replacement of the Franklin Village signs at the entrances to the village and on Mill Road.

**Roofing Contract**

- Council President has given permission to residents to leave awnings up after October 2<sup>nd</sup> as long as they are removed before roofing begins for their building.
- Zone leaders will monitor removal of awnings as the roofers get closer to the individual homes.

- Council President is clarifying warranty liability by Bachman's if a leak develops in a newly installed roof of a Patio Enclosures sunroom.

We will continue to monitor the link to the latest information at:

<https://hersheysmill.org/2023/08/07/roofing-project-2023-faq/>

## **New Business:**

### **Recently Received Requests**

**It was unanimous that the Architectural Committee recommend approval by Council of all the following requests:**

569	Shiple	Paint Underside of Deck and Back Door
567	Cohen	2 Sun Tunnels
569	Shiple	Skylight in Living Room
527	Ogletree	Paint Front Door
585	Kratsa	Sunroom Roof Covering

### **Streamlining Approvals of Architectural Requests**

The Architectural Committee agreed to propose the following to the FV Council:

Currently, the Architectural Committee has been instructed to make recommendations for disposition of all architectural requests to Council for their approval or disapproval. The Architectural Committee proposes that Council delegate authority to the Architectural Committee to approve (not disapprove) routine requests that are in compliance with the FV Declaration of Covenants, Bylaws, Rules, and Architectural Guidelines, such as painting doors, decks, and additions approved colors; installation of storm doors with approved colors; installation of new roof coverings on sunrooms; installation of new windows with approved materials and color; replacement of existing windows and doors with approved materials and color; installation of skylights and sun tunnels; replacement of heat pumps; and installation of heat pumps for sunrooms.

We would document these approvals in our minutes, which will be provided to Council. Hopefully, this will not be interpreted to be a power play, but instead, as an effort to relieve the Council of the need to take their valuable time reviewing routine requests clearly covered by the Architectural Guidelines and other regulatory documents.

### **Revisions of Architectural Guidelines and Other Documents as they relate to Architecture**

The Architectural Committee agreed to begin drafting proposed revisions to the FV Declaration of Covenants, Bylaws, Rules, and Architectural Guidelines as requested by Council (See below). These proposed revisions will relate to architectural issues only. Paul Welle agreed to develop a first draft of these proposed revisions and send to the rest of the committee for review prior to our next meeting.

### **Council Request (July 21, 2022 minutes):**

Council requests the full Architectural Committee consider the following changes to the Architectural rules/guidelines.

1. Eliminate distinguishing between permanent and semi-permanent structure in order to streamline the different rules for both.
2. Allow vinyl windows as an additional option to metal wood clad.
3. Allow window color to match siding clay color (the lighter of the clay colors). This would only apply to windows on an Addition, **not** windows on the main house.
4. Allow sliding windows as an option. This would only apply to windows on an Addition, not windows on the main house.

The Architectural Committee is challenged with making recommendations to Council that are consistent, best for the majority, and current. Council appreciates the time and energy spent by the Architectural Committee to keep requests on a 'level playing field' so we don't have glaring inconsistencies from house to house.

### **Need for Franklin Village Sign Replacement**

In response to Council's request, members of the Architectural Committee agreed to look at current village signs at the two entrances to the village and along Mill Road and email their recommendations to Paul Welle by September 26<sup>th</sup>. Paul will then summarize the results and forward to Bob Gottschall.

### **Status of Replacement of Deck and Addition to 577 Franklin Way**

It is understood that the supports for the deck and addition are in need of repair or replacement. Paul Welle agreed to inquire as to the status of this work.

### **Next Meeting(s)**

3<sup>rd</sup> Tuesday of the month at 9:30 am - October 17, November 21, December 19

### **Adjourn**

The meeting was adjourned at 11:00 am.