

Franklin Village Architectural Committee Meeting
February 20, 2024, 9:30 am
Paoli Room, HM Community Center
Minutes
Approved March 19, 2024

Attendees: Mary Ann DiNunzio, Joyce Goodman, 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 January 16, 2024 meeting were approved as submitted.

Council Report (Bob Gottschall):

No Council meeting since our last committee meeting.

Approved Requests Pending Completion:

- 537 Weber Room Addition and Pavers. Approved by Council. Construction almost complete. Awaiting final trim painting.
- 552 DiNunzio New Sunroom. Construction complete. Door to be painted in spring.
- 530 Becker Two Windows. Construction complete. Awaiting final inspection.
- 544 Gottschall New wrought iron railing on front stoop. Installation complete. Awaiting final inspection.
- 567 Cohen 2 Sun Tunnels. Construction complete. Awaiting final inspection.
- 569 Shipley Paint Underside of Deck and Back Door. Awaiting painting.

Additional Requests:

- 535 Ciancia Previous homeowner was informed of the need to paint railings, fascia, and supports of the deck prior to sale of the home. It was not done and current homeowner was unaware of the painting need when she purchased her home in 2023. She plans to do the painting in the spring. Either Mary Ann or Allan will provide Connie with an Architectural Request Form.

Revisions of Architectural Guidelines, Declaration, and Maintenance Responsibilities as they relate to Architecture

Architectural Guidelines:

We agreed that the primary criteria for exterior windows and doors need to be durability and uniformity of exterior appearance. We also agreed that there are several available products that meet the durability criterion, including aluminum-clad wood, fiberglass, composite, and vinyl. We also agreed that the following factors define the critical appearance:

- Bronze color, similar to the unfaded color of our original windows and doors.
- Similar size of visible glass.
- Similar width of bronze mullion between glass panes of double and triple windows.
- Similar width of bronze trim between glass pane and Savannah Wicker siding trim.
- Similar profile of window sash and trim.

We viewed photos of original and new windows, both within Franklin Village and outside the village, and a sampling of available windows. We concluded that there is nearly as much variation in size of visible glass and size and profile of trim due to manufacturer as there is due to material used to construct the window. For example, the width of the mullion between glass panes of wooden windows can vary from 4 7/8" to 6" while the mullion width of vinyl windows can vary from 4 3/4 " to 6 1/2". (The width of the mullion of original windows is 6". The mullion widths of new windows approved and installed in our village are 4 7/8", 5", and 6".)

Product	Width Between Glass Panes
Bilt Best Aluminum Clad Wood	6"
Lincoln Aluminum Clad Wood	6"
Weather Shield Aluminum Clad Wood	5"
Pella Aluminum Clad Wood @ 521	6"
Pella Aluminum Clad Wood @ 577	4 7/8"
Aluminum Clad Wood @ 549	5"
ProVia Vinyl	4 3/4"
Ideal Vinyl	6 1/2"
Paradigm Vinyl @ 552	6"

We also concluded that these variations are acceptable unless there is a nearby window of the same size. In addition, we are concerned that requiring only aluminum-clad wood windows could place an

undue financial burden on homeowners, especially if more than one window needs to be replaced. The following quotes for installation of a triple-pane window demonstrate this potential financial burden.

Triple Dining Room Window	Full Frame	Replacement	Difference
ProVia Vinyl	\$3,516	\$2,868	\$648
Lincoln Aluminum Clad Wood	\$4,829	\$4,094	\$735
Difference	\$1,313	\$1,226	

Paul agreed to draft proposed revisions to the Architectural Guidelines to reflect the above.

Maintenance Responsibilities

We recognized that there is a lack of understanding by homeowners on options available for repair and replacement of windows. Options identified, in order of increasing cost, are:

- **Paint existing sash and trim.**
- **Repair or replacement of window glass and/or sash.** Glass can be replaced by a local glass shop or contractor. Replacement sash with glass or sash kits to be assembled and installed by a local contractor are available on-line. The glass and sash are the responsibility of the homeowner.
- **Replacement of window(s) and frame between windows with replacement window.** We are not aware of any replacement windows having been installed within Franklin Village. This option entails installation of new window(s) and frame within existing window frame (in good condition). The new window unit would be 2-3 inches narrower and shorter than the original window. We believe this option would be acceptable if there is no nearby existing window of the same size. Assuming the existing frame is in good condition, the homeowner would be responsible for the replacement window.
- **Replacement of window(s) and entire frame with full-frame window.** We are aware that several full-frame aluminum-clad wooden full-frame windows have been installed within Franklin Village. The dimensions and appearance of these windows can vary, depending on the manufacturer. If there is a nearby existing of the same size, we believe that this option would be acceptable if the dimensions of the visible glass and width of the bronze trim are all within 1 inch of the existing window. If the frame needs replacement, the HOA would be responsible for replacement of the unit. Otherwise, the homeowner would be responsible.

We agreed that walls adjacent to patios that stabilize the soil or control runoff should be the responsibility of the HOA, but that walls installed for aesthetic purposes should be the homeowners’ responsibility.

Paul agreed to draft proposed revisions to the Maintenance Responsibilities to help homeowners better understand their options.

New Business:

Preparation for Spring Walk Around

- Identify critical items to observe. We agreed to send suggestions to Paul by email.
- Review list of work not completed in April 2023. Paul agreed to send this list to the rest of the committee by email.
- Develop check-list.

Next Meeting(s)

3rd Tuesday of the month at 9:30 am - March 19, April 16, May 21. **Please put them on your calendar.**

Adjourn

Meeting adjourned at 10:50 am.