

Franklin Village Architectural Committee Meeting
May 21, 2024, 9:45 am
Paoli Room, HM Community Center
Minutes – Approved June 18, 2024

Attendees: Mary Ann DiNunzio, Joyce Goodman, Maggie Thompson, Paul Welle
Guest: Bob Gottschall (Village Council Liaison to Architectural Committee)

Approval of Minutes of Previous Meeting

The minutes of the April 16, 2024 meeting were approved as submitted.

Council Report (Bob Gottschall):

Council approved the revisions to the Franklin Village Architectural Guidelines, as proposed by the Architectural Committee with some minor changes. They will be distributed at the Annual Meeting of the Village on May 22, 2024. Council is still discussing revisions to the Franklin Village Maintenance Responsibilities proposed by the Architectural Committee.

Old Business:

Approved Requests Pending Completion:

- 537 Weber Room Addition and Pavers. Construction complete. Awaiting final trim painting.
- 552 DiNunzio New Sunroom. Construction complete. Door to be painted in spring.
- 565 McMullen New Windows - 2 Triple and 3 Single. Awaiting Installation.

New Business:

Spring Walk-Around

A summary of the results is attached. The Architectural Committee recommends to Council that the following items be addressed by either the Homeowners or the Village:

Patio Enclosures Sunrooms that need to be painted either the color of the siding (CertainTeed's Natural Clay) or the original dark brown color of the sunroom (Homeowners' responsibility).:

- 523 – Morrison
- 525 – Galczenski
- 533 – Hughes (Will need to be painted within the next couple years.)
- 544 – Gottschall
- 546 – Cale
- 572 – Kroos

- 573 – Welliver
- 582 – Gerhardt – White panel, including pet door, needs to be painted to match rest of sunroom or removed.

Painting and staining needs include:

- 528 - Satterfield – Rear Basement Doors (Village responsibility)
- 542 – Aleari – Awning frame and posts (Homeowner responsibility. He plans to paint after awning is removed in the fall.)
- 549 – Lane – Front Door (Village responsibility) and Storm Door (Homeowner responsibility. Guidelines don't allow painting storm doors. Paint this door as case study.)
- 556 - Videon – Deck Support Beam (Homeowner responsibility)
- 560 – Sands – Front Door painting requested by Homeowner (Village responsibility)
- 582 – Gerhardt – Front Door painting (Homeowner considering whether she wants to have it painted or included in Village's work order. Village responsibility.)
- 587 – D'Innocenzo – Front door trim (Village responsibility)
- 588 – Hammerschmidt – Awning frame and posts (Homeowner responsibility after awning is removed in fall)
- 591 – Richards – Fence around patio (Paul agreed to meet with the Richards)

Repair need:

- 550 – Pellegrino – Loose rear patio paver needs to be stabilized (Homeowner responsibility.)

The Architectural Committee agreed to request that Council authorize CSK to issue a work order to repair the railings and steps at 549 (& 550), 551 (& 552), 553, and 554 (& 555). The loose step at 549 and loose railings at 549, 551, and 554 are safety issues. The rest of the repairs are currently aesthetic but could become safety issues if not repaired. In addition, it would seem that there would be a cost saving if all of the work were performed at once. As a result, we recommend that one work order be issued for the entire project.

The scope, as envisioned by the Architectural Committee is as follows:

- Clean; remove rust, treat, or encapsulate rusted areas; and repaint railings (black semi-gloss) along front steps at 549, 551, 553, and 554 Franklin Way.
- Reseat railing posts as follows:
 - 549 – top post
 - 551 – top post
 - 554 – 3 top posts
- 549 - Reseat loose step in center of fourth step from the top.
- Replace cracked pavers (matching color of existing pavers) as follows:
 - 549 – 5 pavers
 - 551 – 1 paver
 - 553 – 4 pavers
 - 554 – 4 pavers
- Seal all posts with polyurethane sealant, matching the color of the pavers.

Review of Submitted Architectural Request Forms

- 606 – Richards - New storm door – Recommend approval of Pro-Via Full View, Rustic Bronze storm door, subject to receipt of contractor’s Certificate of Insurance.

Next Meeting(s)

3rd Tuesday of the month at 9:45 am - June 18, July 16, and August 20. **Please put them on your calendar.**

Adjourn

Meeting was adjourned at 11:30 am.