

Development Standards Committee

November 17, 2011 at 5:30 PM

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

Members Present: Deborah Sargeant, Robert Heineman, Kim Hess, Ken Anderson, Mike Bass and Herman Weindel

Members Absent: Chris Florack

Staff Present: Neslihan Tesno, Pam Forde and Sharlene Novak

Others in Attendance: As reflected by the attached Sign-in Sheet for November 17, 2011.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:33 p.m.

II. Consideration and Action of Minutes of DSC Meeting on October 19, 2011.

It was moved by Mike Bass and seconded by Ken Anderson to approve the minutes of the previous meeting as presented. The motion carried unanimously.

Chairperson Deborah Sargeant moved Items IV and V to the end of the agenda.

III. Consideration and Action of the Summary List

Chairperson Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Residential Items 1-18 and Commercial Items A and B. It was moved by Mike Bass and seconded by Kim Hess to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Consideration and Action of Commercial Planning and Design Standards, VI. Sign Standards

This item was reviewed by the full committee. After presentation of the item by staff, comments by Amy LeCoq, and discussion by the Committee that a change to the Standards is subject to approval also by the Development Review Committee (DRC) and Community Standards Committee (CSC), it was moved by Michael Bass and seconded by Herman Weindel to approve a change to the Sign Standards, Paragraph 6.2 General Requirements, J. (4), to allow two signs that promote an activity or event by a **"not for profit" entity, that is no larger than 8 ½" x 11"**, and **located no more than 48" above** sidewalk level, on the **interior surface of the glass adjacent to the Tenant's primary entry door**, per occupied Tenant Space without application or Plan Review Committee Approval. The motion failed. Deborah Sargeant then made the motion **with Ken Anderson's second** to allow one sign that promotes an activity or event by a **"not for profit" entity, that is no larger than 8 ½" x 11"**, and **located no more than 48" above** sidewalk level, on the **interior surface of the glass adjacent to the Tenant's primary entry door**, per occupied Tenant Space without application or Plan Review Committee Approval. The motion passed unanimously.

V. Consideration and Discussion of Possible Columbarium Design Standards

This item was discussed by the full committee. After presentation by Michael Bass of a Proposed Motion regarding Cemeteries, Columbaria and other Cemetery Elements located with The Woodlands Township, and discussion by the Committee, the Committee requested that legal counsel draft a revision of the Commercial Standards for review and approval by the DSC that contains the provisions of the Proposed Motion document with the additional stipulation that screening be provided from view of any residential property.

VI. Review and Disposition of Commercial Applications

- A. Request for Consideration and Action
Signage
Dairy Queen

2300 Buckthorne Place - File #01-010-0006-0547-0700

Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve the item. The motion carried unanimously.

B. Request for Consideration and Action

Sign Group #1

Memorial Herman Hospital

9250 Pinecroft Drive - File #01-090-1000-0350-0200

Research Forest

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve the item. The motion carried unanimously.

C. Request for Consideration and Action

Sign Group #2

Memorial Hermann Hospital

9250 Pinecroft Drive - File #01-090-1000-0350-0200

Research Forest

This item was reviewed by the full committee. After presentation of the item by Hennie Van Rensburg, and presentation and comments by Dawn Diamond, it was moved by Kim Hess and seconded by Robert Heineman to approve the signs subject to approval by the easement holder or authorized public entity of any signs located in the street rights of way, and with the requirement that the three off-premise signs along Medical Plaza Drive must be removed. The motion passed unanimously.

D. Request for Consideration and Action

Preliminary Approval

The Woodlands Township Central Fire Station

9951 Grogans Mill Road - 01-080-0006-0547-0335

Village of Grogan's Mill

This item was reviewed by the full committee. After presentation of the item by Kim Hess, it was moved by Kim Hess and seconded by Robert Heineman to grant preliminary approval, subject to screening the Dumpster/utility area with a masonry wall to match the building, installing evergreen vegetation behind the mechanical yard, supplementing the forest preserve as needed to comply with Standards, and submitting exterior lighting and signs for review. The motion passed unanimously.

E. Report on "Commercial Staff Approval List" for November 17, 2011

The list was accepted as presented.

VII. Review and Disposition of Residential Applications

1. Variance request for proposed driveway extension which will exceed the maximum allowed driveway width.

Steven and Tanis Morse

67 South Fair Manor Circle

Lot 17, Block 1, Section 78 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve the driveway extension as submitted. The motion carried unanimously.

2. Variance request for proposed paving that does not respect the five foot side easement.

Steven and Tanis Morse

67 South Fair Manor Circle

Lot 17, Block 1, Section 78 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike

Bass and seconded by Kim Hess to conditionally approve the paving as long as the paving does not extend past the edge of the existing home. The motion carried unanimously.

3. Variance request for a proposed wood deck will encroach into the fourteen foot CenterPoint easement.
Bryan Noel
3 Whitekirk Place
Lot 43, Block 2, Section 88 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve - owner to submit approval from CenterPoint Energy for easement encroachment. Approval by this committee does not constitute approval by the additional entities (such as CenterPoint). **It is the owner's responsibility to obtain approval** by those entities and the improvement may be subject to removal. The motion carried unanimously.
4. Variance request for a proposed summer kitchen is not located at least ten feet from adjacent property.
Andrew and Kimberly Kim
50 North Veilwood Circle
Lot 13, Block 1, Section 65 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code and standard conditions. Maintain existing evergreen vegetation to provide screening. The motion carried unanimously.
5. Variance request for proposed patio cover does not respect the 25 foot rear building setback.
Michael and Sarah Hammer
47 West Shale Creek Circle
Lot 15, Block 1, Section 20 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve the patio cover, meet code, standard conditions. Maintain vegetation to screen - staff to determine if sufficient screening upon completion of project and may require additional vegetation to screen view of patio cover. The motion carried unanimously.
6. Variance request for proposed patio does not respect the front twenty foot platted building line.
Candis Townsend
103 Ascot Way Court
Lot 77, Block 1, Section 70 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve the patio, no plastic furniture, BBQ grills or umbrellas to be stored on this patio. Maintain existing vegetation to screen view from street. The motion carried unanimously.
7. Variance request for a proposed swimming pool cover mechanism that encroaches into the five foot side easement.
Guillermo Garcia
14 Spring Basket Trail
Lot 1, Block 4, Section 7 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code and standard conditions. **Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval** by those entities and the improvement may be subject to removal. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.
8. Variance request for an existing summer kitchen is not located a minimum of ten feet from the adjacent

property line.

Marcus and Alicia Beal

251 West Tupelo Green

Lot 82, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code, standard conditions and maintain existing evergreen vegetation for screening. The motion carried unanimously.

9. Variance request for an existing summer kitchen is not located a minimum of ten feet from the adjacent property line.
Thomas and Carolyn Moran
43 South Chandler Creek Circle
Lot 11, Block 3, Section 13 Village of Indian Springs - TWA
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code, standard conditions and maintain evergreen vegetation for screening. The motion carried unanimously.
10. Variance request for an existing play structure that is located in the ten foot rear easement.
William Houston
3 North Regan Mead Circle
Lot 80, Block 2, Section 29 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this **committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal.** Additionally plant and maintain evergreen shrubs or trees to screen and soften view from street. The motion carried unanimously.
11. Variance request for an existing storage shed that encroaches partially into the rear ten foot easement, exceeds the maximum height allowed and exceeds the maximum floored area allowed.
Corazon Empleo
138 South Star Ridge
Lot 12, Block 1, Section 51 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to disapprove the shed. Allow 60 days for removal. The motion carried unanimously.
12. Variance request for an existing dog house that exceeds maximum height allowed.
Corazon Empleo
138 South Star Ridge
Lot 12, Block 1, Section 51 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to disapprove the dog house. Allow 60 days for removal. The motion carried unanimously.
13. Request for approval of a home business.
Joann Casey
3 Carmeline Drive
Lot 64, Block 1, Section 25 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve the home business with the following conditions: no clients to the home, reapply in two years and comply with standards for home business.

Please apply for the remodeling with required documentation. Owner has been notified of recommended motion and has no objection. The motion carried unanimously.

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Nora Walters

7 Capshaw Court

Lot 26, Block 2, Section 1 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve pursuit of legal action by authorizing our attorneys and **staff to send letters to the owner notifying them of the Development Standards Committee's actions;** what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing the trash can and keeping it out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Edward Nisim Marcus Kattan

18 Milepost Court

Lot 33, Block 1, Section 73 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve pursuit of legal action by authorizing our attorneys and **staff to send letters to the owner notifying them of the Development Standards Committee's actions;** what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by maintaining the fence according to the standards (finished side out) and by removing the dead tree) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Jackie L. White II

97 North Sage Sparrow Circle

Lot 29, Block 3, Section 11 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve pursuit of legal action by authorizing our attorneys and **staff to send letters to the owner notifying them of the Development Standards Committee's actions;** what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for the fence stain) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Javier Lamuno

139 North Sage Sparrow Circle

Lot 43, Block 3, Section 11 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike

Bass and seconded by Kim Hess to approve pursuit of legal action by authorizing our attorneys and **staff to send letters to the owner notifying them of the Development Standards Committee's actions;** what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for the fence stain) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brian P Murkowski
42 South Downy Willow Circle
Lot 3, Block 2, Section 60 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve pursuit of legal action by authorizing our attorneys and **staff to send letters to the owner notifying them of the Development Standards Committee's actions;** what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing trash can, recycle bin and debris and keeping out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jose Ruben Ferrer Del Rio
39 North Shimmering Aspen Circle
Lot 8, Block 1, Section 19 Village of Creekside Park
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner's **representative was** present to address the committee. It was moved by Mike Bass and seconded by Ken Anderson to table the item so that the owner has the opportunity to apply for a variance for review at DSC. The motion carried unanimously.
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Joaquin Martinez
43 North Shimmering Aspen Circle
Lot 9, Block 1, Section 19 Village of Creekside Park
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner's **representative was** present to address the committee. It was moved by Mike Bass and seconded by Ken Anderson to table the item so that the owner has the opportunity to apply for a variance for review at DSC. The motion carried unanimously.
21. Consideration and Action regarding final approval for a room addition and second story balcony, which includes proposed changes to the previously approved concept plans.
Bharat Latthe
37 Leeward Cove Drive
Lot 2, Block 2, Section 24 Village of Panther Creek
This item was withdrawn prior to the meeting.
22. Variance request for proposed yard structure-trash can enclosure which is not in keeping with the character of the neighborhood.
Edward and Patricia Commender
7 Mariscal Place

Lot 13, Block 1, Section 10 Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Herman Weindel to conditionally approve the trash can enclosure - it must be **set back 5' from** the front of dwelling, be anchored into the ground and plant and maintain evergreen vegetation to screen and soften view from street. The motion carried unanimously.

23. Rehearing for an existing shed that is located in the five foot side easement and is not located behind a six foot solid fence.

Octavio and Marcela Velasco

35 West Archwyck Circle

Lot 3, Block 2, Section 42 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. She stated that the structure could be moved but they would need more time. It was moved by Mike Bass and seconded by Kim Hess to grant the rehearing. Robert Heineman voted in opposition. The motion passed.

24. Request for approval of a home business.

Curtis Proske

66 Marble Wood Place

Lot 16, Block 1, Section 4 Village of College Park (Grogan's Forest)

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. He gave a brief description of his business proposal. All orders of firearms and related items would be direct shipped to the customer from the supplier not from his home. Two neighbors also spoke in favor of the request. Gail Carney, College Park RDRC member stated after further review she had no objections to the request. It was moved by Mike Bass and seconded by Ken Anderson to conditionally approve the business based on the submitted Business Model and a signed Firearm Business Agreement (provided previously by Township attorney) that confirmed that the owner would not store firearms or related inventory at his property. The motion carried unanimously.

25. Variance request for proposed shed may create a negative neighbor impact.

Roger and Joan Tietze

98 South Scribewood Circle

Lot 12, Block 1, Section 40 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated that the impact would be minimal and that they were willing to plant to screen. It was moved by Ken Anderson and seconded by Mike Bass to conditionally approve the shed with the conditions that the owner plant and maintain evergreen tall shrubs to act as screen to the right side. Staff will review upon completion to determine sufficient screening. The motion carried unanimously.

26. Variance request for proposed fence that will exceed the maximum height allowed; existing deck is located in the five foot side yard easement by two feet and existing storage shed exceeds the maximum height allowed for this type of shed.

Michael Griggs

18 Cloud Bank Place

Lot 63, Block 1, Section 93 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner and a neighbor were present to address the committee. The owner said he needed fence for privacy and the deck and shed had minimal impact. The owner was in opposition to the fence request since it would not be consistent to the other fences in his back yard. It was moved by Robert Heineman and seconded by Mike Bass to approve the deck and shed as submitted; **Approval by this committee does not constitute approval by the additional entities. It is the owner's** responsibility to obtain approval by those entities and the improvement may be subject to removal. Additionally the fence was disapproved for the **8' height and design**; fence must meet standards. The

motion carried unanimously.

27. Variance requests for existing fence stains that are not approvable colors.

Stewart Severino

6 Rosy Finch Place

Lot 8, Block 4, Section 11 Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. Nancy Decker Lent and Mike Ramsey of the Creekside RDRC and Village Association both spoke of their concerns in regard to the builders painting fences unapproved colors. They asked the committee to contact builders. It was moved by Herman Weindel to disapprove and seconded by Mike Bass. After discussion Mike Bass withdrew his second and the motion failed. Mike Bass made a motion to conditionally approve the fence color as long as the owner plants and maintains an evergreen vegetative screen across the front wrought iron fences to screen and soften view of stained fences. The motion carried unanimously.

28. Variance request for proposed circular driveway is not in keeping with the character of the neighborhood.

Jose Beltran

171 West Black Knight Drive

Lot 31, Block 1, Section 84 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. He stated that the circular drive driveway will help with parking and better access. Mike Bass mentioned that area on Black Knight has a traffic problem due to cars parking on the streets since the lots are not big enough for all the vehicles of the residents. It was moved by Mike Bass and seconded by Ken Anderson to **conditionally approve the drive as long as the new portion does not exceed 12' in width and that 2 30 gallon native trees be planted and maintained.**

Herman Weindel was out of the room during the discussion and vote. The motion passed.

29. Variance request for proposed metal roof for the covered patio is not in keeping with the character of the neighborhood.

Francisco Fierro

7 Sprite Woods Place

Lot 25, Block 1, Section 42 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. He stated the only view of the metal roof was from the second floor and that he preferred this metal roof since it was more sturdy and weather resistant. It was moved by Ken Anderson and seconded by Mike Bass to conditionally approve the roof as long as the metal roof color matches the dwelling roof shingles. The motion carried unanimously.

30. Variance request for an existing patio that is located in the side five foot and rear ten foot easement; also the patio and a fire pit are over the maximum allowed hard surface area for the lot.

Robert and Agatha Nolan

11 Trellis Gate Street

Lot 9, Block 1, Section 55 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Robert Heineman to approve as submitted. The committee determined that the vote failed due to the deference clause in the Agreement of the Delegation of Covenant Responsibilities; the majority of the members voting in favor were appointees of The Woodlands Development Company. Mike Bass then made a motion with Herman Weindel seconding to conditionally approve the paving with the removal of the section of paving in the rear ten foot easement. Deborah Sargeant and Robert Heineman voted in opposition. The motion passed.

31. Variance request for removal of two trees that do not meet conditions for tree removal according to the

Residential Development Standards.

Jason and Traci Phenes

15 Player Vista Place

Lot 17, Block 1, Section 84, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Mike Bass to disapprove the tree removal request. The motion carried unanimously.

32. Variance request for two existing trellises located in the front yard flowerbed are not in keeping with the character of the neighborhood.

Marshall Yohana

3 Signature Crest Court

Lot 1, Block 1, Section 32 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Mike Bass and seconded by Kim Hess to disapprove the trellises and they must be removed within 30 days. The motion carried unanimously.

33. Variance request for proposed fence will not have the finished side facing outward to the street or any tract of land.

Camilo and Maga Uribe

110 North Linton Ridge Court

Lot 9, Block 1, Section 34 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Mike Bass and seconded by Herman Weindel to disapprove the request to face the smooth side in; the fence must be built compliant to the Standards.

VIII. Public Comments

Mike Ramsey of the Creekside RDRC and Village Association spoke of the many complaints received from residents concerning the poor quality and deterioration of the iron fences in Creekside. The committee informed him that this issue was a between the builders and the owners and that quality of building material was not regulated by the DSC. Robert Heineman suggested a more aggressive maintenance schedule for the fences including priming and repainting every 3 years and avoiding sprinkler systems sprays and fertilizer.

IX. Member Comments

There were no member comments.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Herman Weindel to adjourn the meeting at 8:43 p.m. The motion carried unanimously.

Agenda Items may have been reviewed in a different order than shown.

Property Compliance Manager

For The Woodlands Township