



*ARB Workshop #1 – Cottages/Homes
December 14, 2011*

NOTES

Attendees:

- Regime Executive Council, New Materials Task Force (Jennifer DeCiantis-ARB, Corrine Forte, Marilyn Olson, Marlisa Bannister, Joan Avioli, Shannon White-KICA, Carrie Newbern-KICA)
- ARB (Amanda Mole, Roy Smith, Lois Bryant, Alexey Grigorieff, Josh Dunn)
- Paul Glazer, Bobbie Bees, Frank Bouknight, Joe Evangelist, Peggy Levinson, Don Machiorlete
- Kevin Walley-Dolphin Architects, James Hardie Representatives, Ecobilt representative

Purpose: To develop ARB approved plans for Regime Members/Owners to modify and update their villas/cottages/homes more efficiently and effectively with the use of new materials and technologies, and an eye on Wildlife Habitat Certification & natural landscaping, and LEED Certification.

Amanda Mole (ARB) welcomed the attendees to the meeting and focused on the goal of discussing and solving issues related to all cottage owners.

Siding:

James Hardie Representatives Scot Murphy, Scott Leiti and a preferred installer Randy Hann with Contract Exteriors touched on the basics of the product, its warranty and the key installation principles required to install Hardie siding. Pricing is in the \$8.50/sf range depending on many different factors.

- Depending on the situation, it is possible to leave the T111 siding and install Hardie board over the top—either the Sierra style (similar to T111) or the shake shingles or lap styles. And if it is installed correctly with a preferred installer the warranty will not be affected.
- The ARB is open to reviewing different styles of siding throughout the neighborhood so long as the community plan is well-thought out in terms of styles and color schemes. The regime should be consistent in the detail with each material (openings, endings, etc.)
- If the regime board approves Hardie as a preferred siding product, it should have a plan for the neighborhood. It should also pay careful attention to all the unique details (window/door trim, door styles, foundation banding, lighting styles, lattice, roof, etc) of the different elevations and bring those possibilities before the ARB board. This ensures the ARB will have a complete vision for the regime. If all details are identified by the regime's architect using the standard practice to show the finished product, then each cottage will only need to go through the ARB's permitting process.
- When a property owner wants to apply to the ARB for approval of cottage modifications in addition to siding replacement, the process should be to have regime board approval (if needed), have the architect develop a plan within the James Hardie and ARB guidelines, then come to the ARB for approval. Again, paying careful attention to the unique details of the home.

Roof:

- The ARB would be open to reviewing a neighborhood plan for covering exposed rafter ends with soffits.
- There is a plan in development to add a 2nd story to cottages, and still keep with a "cottage-like" roof line. The ARB is open to further review of designs that preserve a "cottage-like" roofline.

Solar:

- Ecobilt representative David Scully discussed options for solar electric and solar thermal energy. Solar thermal energy is efficient from March to November with an electric back up for the remaining months. This type of technology requires (2) 4x8 panels for a 1300sf home. Solar electric would require about 14,000 kilowatt hours/year, which is closer to 25-30 solar panels to be 80%-100% efficient. Orientation of the home makes a difference in solar possibilities.
- Solar panels will be considered by the ARB, but they should be non-intrusive or designed into the roofline so they are not noticeable. Orientation should be incorporated into the design plan that comes to the ARB.

Decking:

- Trex is currently not an allowable ARB decking material because historically it hasn't weathered well over the years and has become an aesthetic issue. However, the ARB will consider the newest version in a trial situation.
- Purely composite materials like Azek have been considered but not yet approved due to appearance.
- The quality of pressure treated decking (#1 vs. #2) makes a difference in the life of the decking, but is between the homeowner and the contractor, not the ARB.
- The ARB is open to reviewing other decking materials.

Railing:

- Some regimes have a variety of materials being used for railings. For consistency and overall aesthetics, the ARB suggests the regime boards to expand upon standard detail information.
- Cable railings will be considered by the ARB but like with the siding, the regime's vision for use will need to be relayed. Side note: stainless steel rails will last much longer than other materials in this environment.

Showers:

- The ARB is open to reviewing different types, sizes and appearances of outdoor showering areas.

Lattice:

- Lattice should be applied consistently in each regime. (ie. Wrapping v. not wrapping the pilings)

Doors and Windows:

- The ARB is more interested in colors than styles of doors, so long as it follows ARB guidelines.
- Vinyl windows are not ARB approved, but vinyl clad aluminum windows are approved.

Lighting:

- The ARB will review updated styles of exterior lighting throughout regimes. Lighting detail should be included in any ARB permitting process.
- The question of lighting on home/mailbox numbers was discussed. This is not an ARB requirement. However, if a new numbering system is to come into place for a regime, the transfer should have a specific time period attached to it. The ARB would be interested in reviewing this kind of a change.
- As information, the ARB does not review code, just aesthetics.

Driveways:

- The ARB approves multiple materials for driveways, including pervious concrete and pervious asphalt.
- The regime boards have regulations on what is approved and not approved in each regime.

Landscape:

- The ARB suggests updating the landscaping as it makes a big difference in how the property is perceived.
- Many of the regimes have recently or in the past lifted their canopy, removed dead trees and plants, and added new plantings. This updated the appearance of the regimes and saved money in recurring landscaping costs.
- When updating neighborhood and individual landscape plans, the ARB suggests having a plan so that the landscape flows from property to property. Of note, most landscape improvements require plan submittal by a registered Landscape Architect.