

**MONTGOMERY VILLAGE FOUNDATION  
ARCHITECTURAL REVIEW BOARD**

Montgomery Village Foundation

December 5, 2017

**Driving Tour Agenda**

**18637 Pier Point Place (Millrace, South Village)**

Vinyl siding profile

**Review of Violation Appeal – See Notes Attached**

Homeowner is attending at 5:15 P.M.

**pg. 1**

**10616 Seneca Ridge Drive (The Ridges, Stedwick)**

Rear door and storm door color

**Review of Violation Appeal – See Notes Attached**

Homeowner is attending at 5:30 P.M.

**pg. 6**

**MONTGOMERY VILLAGE FOUNDATION  
ARCHITECTURAL REVIEW BOARD**  
North Creek Community Board Room  
December 6, 2017  
**Agenda**

**I. Meeting Called to Order**

**II. Review of Minutes**

**III. Routine Review (Staff, Design Consultant, Director):**

- Applications submitted – **87 residences, 133 items**  
(A full list will be available at the meeting)

**IV. Old Business**

**B. Architectural Review Board Review and Onsite Visits**

*The onsite visits will take place on Tuesday, December 5, 2017 starting at 11:00AM.  
Please meet at the MVF offices to depart from there.*

*The ARB Meeting will be held on Wednesday, December 6, 2017 starting at 5:00PM. at  
the North Creek Community Board Room.*

*The Community Criteria and Village-wide Guidelines are available for reference during the  
ARB meeting.*

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**VI. Other Matters:**

**Next Meeting Date –January 3, 2018**

## DECEMBER 6, 2017 ARB MEETING

### **18637 Pier Point Place (Millrace, South Village)**

### **Vinyl siding profile – Dutch- lap siding**

**Amina Termanda**

### **Violation Appeal Review**

**The homeowner is attending at 5:15 P.M.**

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**Staff Notes:** In August of 2017, a scheduled inspection was performed on the property at 18637 Pier Point Place in the Millrace sub division of South Village. It was noted that the homeowner installed Dutch-lap vinyl siding on the house. On August 22, 2017 the homeowner was notified that the Dutch-lap vinyl siding would be reviewed in house with the Design Consultant and a decision would be made regarding the violation.

On September 20, 2017 the violation was reviewed in-house with the AS staff and the Design Consultant and a decision was made regarding the existing Dutch-lap siding profile installed on the house. The existing Dutch-lap vinyl siding must be removed and replaced with 5 inch horizontal clapboard vinyl siding as the Dutch-lap siding is not permitted in the Millrace community. The homeowner was notified that the existing Dutch-lap vinyl siding must be removed and replaced with 5 inch horizontal clapboard vinyl siding.

The homeowner came into the office on October 23, 2017 to discuss the vinyl siding violation. Ms. Temanda stated that the siding was installed in 2013 and the contractor provided completion to the AS Department but never received any notation that the siding was incorrect and needed to be corrected.

On October 24, 2017 the homeowner submitted a letter of appeal for the siding and stated that she would like to replace the siding when the house is put up for sale but not at this time.

The AS staff and the Design Consultant reviewed the siding appeal in a routine in-house review meeting on November 11, 2017 and the Dutch-lap siding was denied as that profile of siding is not permitted in the Millrace community. The violation appeal is being forwarded to the ARB to review at the December 6, 2017 ARB meeting.

**Recommendation:** The Design Consultant recommends denial of the Dutch-lap siding and recommends that the front unit elevation must have the Dutch-lap siding removed and replaced with 5 inch horizontal clapboard vinyl siding to meet the siding profile criteria in the community. He believes that the siding should be replaced now and not when the house is put up for sale.

## CASE TO THE MVF ARCHITECTURAL REVIEW BOARD

**Homeowners: Amina Temanda**

**Property: 18637 Pier Point Place (South Village - Millrace)**

**Hearing: December 6, 2017 @ 5:15PM**

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**Violation:** Architectural - Siding (On Property): The existing siding profile

**Background:**

- August 7, 2016 A scheduled inspection was performed on the property. It was noted that the homeowner installed Dutch-lap siding.
- August 22, 2017 Ms. Temanda was informed that the siding would be reviewed and a decision will be made.
- September 20, 2017 A decision was made for the existing siding profile. The existing siding must be removed and replaced with 5 inch horizontal clapboard vinyl siding.
- October 23, 2017 The homeowner came by the office to discuss the violation with the siding. Homeowner stated the siding was installed in 2013 and the contractor provided completion to the AS Department but never received any notation that the siding was incorrect and needed to be corrected.
- October 24, 2017 The homeowner submitted a letter of appeal for the siding and would like to replace the siding when the house is put up for sale and not at this time.

**Photos of the item**

House Siding



## Owner's Letter

**Amina Adele Temanda**

18637 Pier Point Place  
Montgomery Village, MD 20886  
Tel: 240-643-4700

October 24, 2017

Ms. Dee Wirth  
AS Department Compliance Specialist  
MVF Architectural Standards Department  
Montgomery Village Foundation, INC  
[Dwirth@mvf.org](mailto:Dwirth@mvf.org)

Dear Ms. Wirth


**Re: 18637 Pier Point Place**

Thank you for meeting with me on October 23, 2017 concerning the exterior modification (siding) made to my property 4 years ago. As discussed during our meeting, the siding of my house was done in September 2013 and the contractor (SEARs) has sent the completion paper work directly. It is only now that I have been notified by your letter of September 20, 2017 of any modification needed.

I would therefore prefer to leave the siding as it is until when the house is put on sell. Grateful for your consideration.

Best regards,

Amina



Appeal



118637 Pier Point Place





18637 Pier Point Place

## DECEMBER 6, 2017 ARB MEETING

### **10616 Seneca Ridge Drive (The Ridges, Stedwick)**

### **Rear door and storm door color**

### **Kerry and Laurie Wallace Lanham**

### **Violation Appeal Review**

### **The homeowner is attending at 5:30 P.M.**

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**Staff Notes:** In August of 2017, a scheduled inspection was performed on the property at 10616 Seneca Ridge Drive in The Ridges sub division of Stedwick. Several violations were noted on the house. The existing side door and storm door were installed in the color "Black" without prior approval of the ARB and did not meet the standard house trim color for those items. On August 23, 2017, the homeowner was notified that the existing side door and storm door were in violation and they were told to paint both the side door and storm door to match the current house trim color.

On September 19, 2017 the homeowner submitted a letter of appeal for the existing side door and storm door color requesting to retain the "Black" prefinished storm door stating that they match the front door, front storm door and house shutter color "Black". They do not wish to paint the prefinished "Black" storm door as it would require repainting at future intervals and presently the "Black" enamel finish would not require repainting. They have agreed to paint the existing side door to match the house trim color McCormick # KT-18, but not the storm door that is the prefinished "Black" color.

The AS staff and the Design Consultant reviewed the side door and storm door appeal in a routine in-house review meeting on October 5, 2017 and it was denied as that profile of both the side door and storm door should be matching the house trim color. The violation appeal is being forwarded to the ARB to review at the December 6, 2017 ARB meeting.

**Recommendation:** The Design Consultant recommends denial of the existing side door and storm door color and recommends that the existing side door and storm door be painted the house trim color when the house is put up for sale.



10616 Seneca Ridge Drive (SW-1060510)



10/04/2017 15:13

10616 Seneca Ridge Drive



10/04/2017 15:14

10616 Seneca Ridge Drive



10616 Seneca Ridge Drive (SW 10.65.10)



10616 Seneca Ridge Drive



10616 Seneca Ridge Drive



10616 Seneca Ridge Drive (S.W. to W.S. to)



10616 Seneca Ridge Drive

Kerry Lanham and Laurie Wallace-Lanham  
10616 Seneca Ridge Drive, MV  
September 7, 2017

Montgomery Village Foundation Inc.  
MVF Architectural Standards Department  
10120 Apple Ridge Road  
Montgomery Village, MD 20886

Dear MVF Architectural Standards Department:

My husband and I recently received a letter from you containing a list of corrections to be made on the outside of our house in an incredibly short amount of time.

We have been proud MV homeowners for almost 30 years, and we note that MV prides itself on being a friendly and welcoming town. We therefore believe that your letters to MV homeowners could include some positive comments. For example, your letters could include acknowledgements of actions each home owner has taken to upgrade their house. In our case, your letter could have noted that we recently put on a new roof, all new windows, a repaved driveway, as well as landscaping--all of which add curb appeal and value to the neighborhood. We spent well over \$55,000 on these improvements. But your letter was just a list of ultimatums, with no neighborly mention of any of the good things we have done to our house.

What makes it worse is that we, the homeowners, are then given only a month to make changes, regardless of the costs or difficulties in scheduling etc.

Perhaps the Foundation could ask the homeowners, as a good faith gesture, to do some of the things on the list, and those items could be scheduled and performed within a more reasonable time frame. To demand that a list of things be done in a month is unreasonable and could be financially impossible.

There were four modifications listed in your letter. Please see our specific responses below.

**Number 1** We have been told our rear side storm door must be painted to match the grey trim on our house.

Our house colors are black and grey. We have black shutters and grey windows. Our front storm door and front inside door are both black, and they match the shutters.

The side storm door has a coat of black enamel baked on it, as do our new black shutters (also treated so they will not need painting). If we paint the storm door grey, it will need constant repainting. So, we respectively submit that, since the front doors (wooden and storm doors) are both black and match the black shutters, it would be reasonable to also paint the wooden inside part of the side door black to match the side storm door, consistent with color scheme in the front of the house. Then only the inside side wooden door would require a coat of black paint, which would be protected from the weather by the storm door and would only occasionally need repainting. We feel painting the inside side door black would solve any color inconsistencies and be a reasonable solution.

**Number 2** will be addressed at the end of this letter.

**Number 3** We were told to remove and replace our exterior patio light with a black or brass light.

First, our patio light is black and almost identical to #533265 of your suggested lights, but due to the intense sunlight that shines on the back of our house, the color of the base has oxidized, diminished in color and is less intensely black. But it is still black.

Nevertheless, we will replace it, even though we feel that with the intense sun in the back of our house, the same thing will happen in a few years.

As for picking brass or black, brass has copper in it and, like bronze, will gradually turn green like the Statue of Liberty. So we are surprised that that is an option.

**Number 4** We were told to remove the hardware of our rear awning. We plan to replace the ripped awning, so we feel it would be counterproductive to remove the hardware. We would then have to reinstall hardware when our new awning arrives. Since this is the area of intense sun, materials and colors take a beating and deteriorate more rapidly. We have contacted an awning company, and they will be replacing the torn awning.

**Number 2** Specifies that we are to replace all rear siding or paint it with KT-18. After recently replacing our roof, all 27 of our windows, and other upgrades costing us over \$55,000, we would like to propose a third solution. There is a slight difference in the shade of grey on just one panel of the back siding. We would like to obtain a paint shade that would match the other standing panels. We would then paint that single panel, thereby resolving the issue.


Replacing all of our siding would be an expensive proposition and one that would be difficult to afford after recently paying over \$55,000 for the aforementioned property improvements. We understand that we all want to keep our MV neighborhoods in good shape, but sometimes expectations on homeowners must be tempered with a consideration of finances and manageable timeframes. Some expectations could crush a homeowner.

To summarize: We will replace the patio light, ask that we be able to paint our side door black to match the storm door and black shutters and front doors, will get our awning replaced, and ask that we be allowed to match a grey paint shade on our one slightly differing siding panel.

We also ask that in the future some acknowledgement be made regarding positives and improvements homeowners have made--not just negatives--and that the timeframes be more flexible and doable.

Sincerely Yours,

Laurie Wallace-Lanham and Kerry Lanham

Handwritten signatures of Laurie Wallace-Lanham and Kerry Lanham. The signature for Laurie Wallace-Lanham is written in a cursive style, and the signature for Kerry Lanham is also in cursive, appearing below the first signature.



# MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD  
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071 www.montgomeryvillage.com

October 19, 2017

KERRY LANHAM & LAURIE WALLACE-LANHAM  
KERRY LANHAM  
10616 SENECA RIDGE DR  
MONT VILL MD 20886-3922

Re: 10616 SENECA RIDGE DR

Dear KERRY LANHAM & LAURIE WALLACE-LANHAM:

As a continuing review of the architectural violation of which you were initially notified on August 23, 2017, a correction will not be necessary at this time. However, the following correction must be made prior to the sale of the house, or when the maintenance/repairs become necessary (whichever comes first).

1. Architectural Door (On Property) : The existing side door and storm door color will not be pursued at this time. However, prior to the sale of the property, the side door and side storm door must be painted the house trim color, McCormick #KT-18.

It is the homeowner's responsibility to disclose this information to the future buyer according to Maryland Disclosure Law.

In order to update your property record and prevent future enforcement action at this time, please sign and return this notice to the MVF office by 11/10/2017 and keep a copy of this notice for your record.

Your cooperation is greatly appreciated.

Darla Hyman  
dhyman@mfvf.org

AS Department Compliance Specialist  
MVF Architectural Standards Department

MVF reserves the right to enforce the future a violation of the architectural covenant not noted at this time due to inaccessibility to the property or some unforeseen property condition.

Homeowner's Acknowledgement

Office use only - (RVIO)

ID#10616 SENECA RIDGE DR

I, the property owner, have completed the required correction[s] as directed. Photos enclosed.

Signature

Phone#

301-351-8243

Date:

10-31-17

UPDATE RECORDS UPON RECEIPT



October 31, 2017

As per my telephone conversation with Diane Stasiewicz on October 30, 2017, I am returning this signed document, with the understanding that Ms. Stasiewicz and I are continuing to work on this issue, and that my husband and I will have the opportunity to present our case to the Architectural Review Board; as I stated to Ms. Stasiewicz, my husband and I are seeking a modification to the current architectural standards for our side door color scheme, which we feel will improve the curb appeal of our home.