
Subject: Ann Arbor City Planning Commission : Input Regarding Fence at 3720 Windemere

From: Marguerite Dillard

Sent: Wednesday, May 24, 2023 9:11 AM

To: Planning <Planning@a2gov.org>

Cc: Earhart Knolls

Subject: Ann Arbor City Planning Commission : Input Regarding Fence at 3720 Windemere

TO Ann Arbor
City Planning Commission
planning@A2gov.org

Wednesday, May 24th 2023

To whom it may concern:

The Earhart Knolls Homeowners Association (EKHA) opposes the approval of a waiver for a 10 ft. fence at 3720 Windemere because it violates the association fence guidelines.

In addition, the current plan for an 8 ft. fence (provided to EKHA on May 18) is in violation of EKHA guidelines and has not been submitted and approved by the EKHA board. This is required before any installation begins.

The EKHA Board received a communication from Mr. Mladenovic's lawyer, Mr. De Gennaro on January 25, 2023 (with a follow up on February 2, 2023), requesting permission to install a sidewall fence at 3720 Windemere, acknowledging the need for EKHA Board approval before moving forward. The EKHA Board responded to Mr. De Gennaro's message on February 2, indicating a willingness to work with Mr. Mladenovic on getting approval and not anticipating any issues as long as the formal plan was submitted and conformed with EKHA's guidelines. The guidelines were attached to that correspondence and are attached to this email. The issue was discussed at the February 5 meeting and a message was sent to Mr. Mladenovic and Mr. De Gennaro indicating preliminary approval to move forward with a privacy barrier. This did not eliminate the need to follow the EKHA process to submit written approval from contiguous neighbors and formal plans for approval.

From the EKHA Board's understanding, the current plan is in violation of the EKHA guidelines which limit the height of side fences to 4 ft. The guidelines sent to Mr. Mladenoic and Mr. De Gennaro on February 2, clearly states that:

1. Side fence height is limited to 4 ft.
2. All contiguous neighbors need to give written approval of the fence plan
3. Homeowners need to present a sketch of the lot showing fence lines, written approval of all contiguous neighbors, and a photo of the fence to the Earhart Knolls Board of Directors.
4. The fence cannot be installed until all contiguous neighbors and the Board has given final approval.

The EKHA Board is sympathetic to Mr. Mladenovic's privacy issues due to the encroachment of the neighbor's addition on his property line. If a 4 ft. side fence doesn't provide the desired level of privacy, there are other green screen options that can be explored.

The EKHA Board is willing to work with Mr. Mladenovic to find a solution but the current plan for an 8 ft. or 10 ft. fence is in violation of EKHA guidelines and does not have EKHA Board approval. This is required before any installation begins.

Marguerite Dillard
on behalf of EKHA Earhart Knolls Homeowners Association
President
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