



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, May 10, 2017
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Tim Moore and Gary Schwenk Absent: Kurt Eleam and Chris Brittle (alt)
3. **HPOA Board:** HPOA Board liaison: Ian Forsyth
4. **Guests:** Brian Smith, Tom Icabone, Allen Wildermuth, Cathy Rojas, Linda and Kevin Stancombe and Yvette Xu.
5. **Minutes:** The April minutes were approved.
6. **Items reviewed by HARC Committee in April and applicants notified**
 - a. 2987 Carlingford/Vito – approved paint colors for shutters
 - b. 2987 Carlingford/Vito - approved plan for landscape plan for lawn replacement
 - c. 2808 Olivewood/Haas – approved color palette provide after the meeting and previously approved
 - d. 2926 Carlingford/Rojas – approved application to replace front door
 - e. 2300 Bennington/Crisp – approved nonconforming mailbox
 - f. 2300 Bennington/Crisp = denied U-shaped landscape plan around mailbox
 - g. 2843 Olivewood/Lopez – approved plan to add a shed
 - h. 2225 Bennington/Comte – approved colors to repaint house
 - i. 8105 Carlisle/Dutra – postponed until response from Reflections HOA
 - j. 5046 Staghorn/VanDam – approved color to repaint trim
 - k. 961 Lyndhurst/Dhaliwal – approved plan for a custom home
7. **Solar applications approved by Chair Marcelline Mahern**
 - a. 1349 Wildwing/Evans
 - b. 2009 Bennington/Singh
8. **New projects:**
 - a. **2797 Olivewood/Ellis – revised plan to add a dry creek bed to front side yard (approved 4-0 with conditions).** The applicants had previously added a dry creek bed to their side front yard without HARC approval. They submitted a plan in December that was denied due to its size, layout, multiple types of bark and lack of plants. They submitted a new plan that addressed most of the

Committee's concerns except the plan still needs more plants of a larger size and more variety. The Committee did approve the plan with the condition that the applicants increase the number of plants three times. They should use five gallon plants or groupings that equal five gallon plants all along the perimeter of the bed to reduce the appearance of the rocks and create mounds of interest. The Committee suggested using plants that spread out and drape the sides of the bed such as variety of lilies, lemongrass, bush sage, purple fountain grass, blue fescue as well as the lantana and roses submitted. Dry creek beds are supposed to be subtle and not the main feature of a yard. The Committee would also like to see more plants in the open areas on either side of the

- b. **2926 Carlingford/Rojas – add two concrete pads and a shed. (approved 4-0)** Cathy Rojas applied to add a concrete pad for a shed in the rear corner of her yard and a small concrete walkway on the side of the house. She also provided a photo of the proposed shed. As the work met all the setbacks and the shed was attractive and will be painted to match the house, the Committee approved the application.
- c. **2808 Olivewood/Haas – landscape plan to improve the front yard. (approved 4-0)** The applicant provided a very detailed plan that involved reducing the lawn area, adding a beautiful variety of plants and replacing existing shrubs with trees. The Committee was impressed with the plant selection and the use of five gallon plants. A new irrigation system will be installed. The Committee approved the new plan and applauded their desire to improve their property with the landscape plan and new paint.
- d. **1852 Landmark/Wildermuth – replace front door. (approved 4-0).** The Wildermuths applied to install a new front door that included a glass panel with an etched floral design. The Committee thought it was very attractive and approved the replacement.
- e. **4116 Summergate/Palisoc – repaint house. (approved 3-1).** The applicants obtained the Villages HOA approval to repaint their house. They proposed a more modern color scheme for the body and trim with a red door. They had painted samples of the paint on the side of the house for review. The Committee voted in favor of the change in colors in accordance with the approval provided by the local HOA.
- f. **3052 Overlook/Xu – add retaining wall and planters to grow vegetables. (approved 4-0).** Yvette Xu proposed to build planters for vegetables along the side berm in her back yard. The planters would require the construction of small retaining walls. The Committee decided it was appropriate and approved it. Yvette would also like to use the concrete base of the retaining wall to create a 4x4 storage area by extending the walls and adding a roof and door. The Committee was in favor of the concept but requested a drawing of the structure which she will provide at a later date.
- g. **3024 Overlook/Smith/Icabone – paint color for shutters (approved 3-1) .** The applicants had obtained approval to repaint their house last year with the condition that they returned to the Committee with the color for the shutters. Unfortunately they went ahead and painted the shutters a color that was too dark and not compatible with the neighborhood. They were cited and applied to HARC to keep the color or approve one of three other alternatives. The committee approved a shade of dark brown.
- h. **2967 Carlingford/Stancombe – repaint the house. (approved 4-0).** The Stancombes propose to repaint their house in a rich shade of tan with dark brown trim. The Committee was in favor of the colors and they were different from the other shades on the street but still blended well. The applicants further requested to replace their shutters with vinyl shutters. The Committee voted to let the Stancombe's use the vinyl shutters as a test case to determine if they are acceptable.

9. **Up coming projects and issues: unknown at this time**

10. **Projects referred to CC&R: none**

11. **Minor Projects: None**

- a. 2225 Bennington/ Conte – replace windows

12. HPOA Board Report: Ian Forsyth

- a. In response to last month's discussion regarding having one person as a point to inform OMNI of violations, the Board decided that receiving information from several sources was not too much to handle.
- b. The Board also was not in support of a local resident serving notices to cease and desist.
- c. The Board asked HARC to reconsider its vote regarding approval of the mailbox at 2300 Bennington. A motion was made and seconded to reconsider. The vote ended in a tie and therefore did not pass. The approval remained in effect.
- d. Marcelline also asked Ian to get direction from the Board on how to proceed with residents who have not provided proof of completion after one request.

13. Items for discussion:

- a. Marcelline informed the Committee that the Board approved all the changes we proposed to the webpage. However they will not be published until the webpage is updated.

14. Future Meetings: The next meeting is scheduled for: June 14, , 2017 at 7:00 PM in the Brookside Room

15. Adjourned: 8:48 pm.