



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Brookside Room, Hiddenbrooke Golf Club
Wednesday, March 8, 2017
7:30 PM**

1. **Call to order:** 7:30PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Kurt Eleam, Tim Moore Absent: Gary Schwenk and Chris Brittle (alt)
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth
4. **Guests:** Bob Robinson, Robert and Linda Morse
5. **Minutes:** The February minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in February and applicants notified**
 - a. 2854 Dominion/Vizcarra – replace front lawn Approved with conditions
 - b. 1567 Landmark/Wimsat – replace front lawn – Denied
 - c. 2926 Carlingford/Rojas – Approved pending inspection
 - d. 1225 Wildwing/Robinson –Postponed
 - e. 2745 Overlook/Conrad – repaint house - Approved
7. **Solar applications approved by Chair Marcelline Mahern**
 - a. 1200 Wildwing/Rogers - solar
8. **New projects:**
 - a. **1225 Wildwing/Robinson – install artificial turf in front and back yards (approved 4-0)**

Mr. Robinson applied to replace his existing front lawn with artificial turf. Under the newly proposed guidelines, artificial turf can replace lawns as long as forty percent (40%) of the landscaped area is maintained with in-ground plants or shrubs. Mr. Robinson’s front yard will achieve thirty-eight percent (38%) of the landscape area for in ground plants. The Committee was willing to grant a small variance of the two percent (2%) difference. Mr. Robinson has chosen Heavenly Green’s top of the line turf which meets all of HARC’s standards. He will be using the same product for his back yard installation which was previously approved in 2012 but never installed. Mr. Robinson was cautioned about the negative aspects of artificial turf regarding fading colors, durability and the environmental issues.
 - b. **1817 Landmark/Peralta – replace a portion the front lawn (approved 4-0)**

Mr. Peralta removed a portion of his front lawn that was being impacted by the roots of a nearby Sycamore tree. He had not received HARC approval and received a CC&R violation notice. He has

made several attempts to remedy the violation by submitting various landscape plans that were not in compliance with the guidelines. He was granted an extension from January to March when he returned from overseas. He submitted a new plan that consists of more than forty one gallon plants, primarily roses with African daisies, lantana and Mexican sage in mingled in the center area. The Committee was concerned that the plan was too linear in design but concluded it would take on a different appearance once the plants were established and filled in the area. He is going to use a natural colored bark as a ground cover.

c. 2987 Carlingford/Vito – replace front lawn – (Denied 4-0)

Noemi Vito submittend a landscape that replaces the lawn with a nice variety of plants, dark bark and a dry creek bed. The Committee was agreeable to everything except the dry creek bed due to its size and design. HARC only approves dry creek beds when they are a minor feature of a landscape plan not the main focus. It must also look natural and appear as if it provides a function. The proposed creek bed in this plan was front and center on the yard with no beginning or ending. Therefore the Committee is requesting a new design that either eliminates the dry creek bed or reduces the size and orientation. HARC has some suggested dimensions that will be included in the response letter.

d. 2625 Marshfield/ Morse - install a gazebo in the back yard (approved 4-0)

The applicants are proposing adding an attractive gazebo to their back yard. They plan on pouring a cement foundation to support a 12 x 12 foot structure. The additional concrete is within the allotted concrete limits. The Committee was in favor of the gazebo but cautioned the Morses that they might need a building permit. Subsequently, Marcelline contacted the City and was informed that they need a permit for any structure over 120 square feet and or is placed on a concrete slab. That information will be included in their approval letter.

9. Upcoming projects and issues:

a. 961 Lyndhurst/Dhaliwal - custom home

10. Minor Projects approved by the Chair

- a. 5074 Staghorn/Dupes – replace leaking roof
- b. 2731 Olivewood/Hidalgo – replace leaking window in back of house

11. HPOA Board Report: Ian Forsyth

Ian relayed the Board's decision regarding using an architect for custom home's preliminary review. We discussed that a good working relationship was being developed with OMNI and hoe much their input was appreciated.

12. Items for discussion:

- a. Marcelline presented updated versions of the guidelines for artificial turf and completion dates. She also prepared a new guideline for xeriscape and will start on a revision for preliminary review for custom homes with a new fee structure. They will be forwarded to the Board for final approval. Omni has suggested a bulletin of all changes and additions to the guidelines be subject to a 30 day review by the community.

13. Future Meetings: The next meeting is scheduled for: April 12, 2017 in the Brookside Room

14. Adjourned: 9:12 pm.

