



Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Brookside Room, Hiddenbrooke Golf Club
Wednesday, April 12, 2017
7:30 PM

1. **Call to order:** 7:30PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Kurt Eleam, Tim Moore, Gary Schwenk and Chris Brittle. Absent: Stephne Elliott
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth
4. **Guests:** Noemi Vito, Cathy Rojas, Onofre Lopez and Mr. and Mrs. Dhaliwal
5. **Minutes:** The March minutes were previously approved.
6. **Items reviewed by HARC Committee in March and applicants notified**
 - a. 1225 Wildwing/Robinson – install artificial turf in front and back yards (approved)
 - b. 1817 Landmark/Peralta – replace front lawn (approved)
 - c. 2987 Carlingford/Vito – replace front lawn (requested revision)
 - d. 2625 Marshfield/Morse – install gazebo (approved)
 - e. 2409 Rush Creek/Asfour – repaint house (approved)
7. **Solar applications approved by Chair Marcelline Mahern: none**
8. **New projects:**
 - a. **2987 Carlingford/Vito -replace lawn and paint shutters (approved 5-0)**

Mrs. Vito had previously submitted two separate applications to paint her house and replace the front lawn. Unfortunately the Vitos went forward with the house painting before the scheduled HARC meeting. Although the color of the body of the house was acceptable, she was instructed to submit a different color for the shutters as they were too dark. After six months she finally submitted a new color and it was approved. Last month the Vito’s submitted a landscape plan to replace their lawn. Most of it was in compliance with the guidelines but it included a dry creek bed that was too large and out of place. A revised plan was submitted and approved subject to a reduction in the width of the creek bed.
 - b. **2808 Olivewood/ Haas - repaint house with different colors. (Conditionally approved 5-0)**

The applicants would like to change the color of their house. They chose a light shade of grey with sage shutters and cream trim. The Committee is willing to approve the colors but would like to see a sample on the actual house. The Committee will have to observe the colors and determine if the shades are appropriate for the neighborhood.

c. **2926 Carlingford/Rojas - replace front door (approved 5-0)**

Cathy Rojas applied to replace the front door with a new wood door. Once she purchases the door she will inform the Committee as to what color stain will be used.

d. **2300 Bennington/Crisp – replace nonconforming mailbox and sidewalk around it. (mailbox - approved 3-2) (sidewalk - denied 5-0).**

The new homeowner was cited for installing a replacement mailbox which does not conform to HARC Guidelines. The homeowner submitted requests for HARC approval of the installed mailbox as well as a plan to install a landscape area and concrete walkway surrounding the mailbox. The following motions was introduced and duly seconded:

“ The HARC Committee approves the mailbox as installed and notes this approval as a variance from HARC guidelines for a custom mailbox to compliment the custom design of the custom home” After a complete and thorough discussion the motion passed by a majority vote.

The following motions was introduced and duly seconded:

“The HARC Committee does not approve the landscape plan as submitted and requests additional clarification and resubmission of a landscape plan”

After a complete and thorough discussion the motion passed by unanimous vote.

e. **2843 Olivewood/Lopez - install a storage shed along the side of the house (approved 5-0)**

Mr. Lopez proposed the installation of a 10 x10 storage shed along the side of his house. It met all the setbacks and is to be painted the same color as the house. The Committee felt it was in compliance and unanimously approved it.

f. **2225 Bennington/Conte – repaint house (approved 4-1)** Mr. Conte is a new resident and was not familiar with HARC’s policies and guidelines and started painting his home. He received a cease and desist notice and contacted HARC to submit an application for the paint color already on the body and requested approval for the color of the trim and shutters. A lengthy discussion ensued regarding houses with similar colors next to each other. However the majority of the Committee believed that there was difference in the shade of beige and with the varying trims, there was enough of difference.

g. **8105 Carlisle/Dutra – repaint house. (needs HOA approval)**

Mr. Dutra owns one of rust colored homes in the Reflections. He proposed to paint it a shade of grey with cream trim. The Committee would like to see the colors on the actual house. The applicant also has not received approval from his local HOA. The final decision is postponed. Subsequent to the meeting it was learned that Mr. Dutra did not obtain his HOA approval.

h. **5406 Staghorn/Van Dam - repaint trim. (approved 5-0).** The applicant painted the trim on her home black without HARC approval. She received a notice of violation. She submitted an application with two alternative colors. The Committee chose the lighter brown and approved the change.

i. **961 Lyndhurst/Dhaliwal – Custom home (approved 5-0)**

The applicants are proposing a custom home of approximately 3500 square feet. It is located on a custom lot at the end of Lyndhurst Court. As part of the approval process for custom homes, the plans were initially reviewed by a sub-committee of HARC members followed by a review by a consulting architect. A list of concerns and suggestions was generated and presented to the applicants at a sub-committee meeting. The applicants made all the suggested changes and provided color samples and photos of the proposed doors. The Committee approved the aesthetics of the home and felt it would be a complement to the neighborhood. The technical aspects of the project such as grading, drainage, soil erosion will be reviewed by the City of Vallejo

9. **Minor Projects approved by the Chair**

- a. 2422 Rush Creek/DeVerteuil – repaint house the same color

10. **HPOA Board Report: Ian Forsyth**

Ian will present HARC’s proposed changes to the web page to the Board regarding artificial turf, xeriscape and completion dates.

11. Items for discussion:

a. House painting:

- i.** The Committee will now request a sample of the paint to be reviewed on the actual house and shutters and determine the compatibility with the neighborhood.
 - ii.** Prior written approval from the individual HOA will be required.
 - iii.** Marcelline will inform the other HOAs of HARC policy of requiring and an application for **all** house painting whether a change or not.
 - iv.** Marcelline will contact at least one paint contractor to reinforce HARC's policies
- b.** Meeting time change: HARC will meet at 7:00M

12. Future Meetings: The next meeting is scheduled for: May 10, 2017 in the Brookside Room at 7:00PM

13. Adjourned: 9:26 pm.