



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, October 10, 2018
7:00 PM**

1. **Call to order: 6:58 PM**
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Kurt Eleam, Troy Killorn and Christine Fitzgerald
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Ernest and Lisa Stockinger, Teresa Scarborough, Rajiwnder and Balkar Singh and family, Robert and Julie Nash, Fernando Farol and Matilde Verano, Chris and Jamie Fuchs, Nan van Dam and Gil Solorio
5. **Minutes:** The September 12, 2018 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in September and applicants notified:**
 - a. 7060 Alder Creek/Wells - repaint house (approved)
 - b. 1928 Landmark/Singh - nonconforming fence and gate (denied)
 - c. 2861 Olivewood/Lu - nonconforming fence (approved mitigated plan)
 - d. 4200 Summer Gate/Balsham - landscape plan (approved)
 - e. 1833 Landmark/Turner - remove two mature trees (denied)
 - f. 2741 Olivewood/Ordonio - remove and replace tree and add pergola (approved)
 - g. 1864 Landmark/Skeie - remove two mature trees (denied)
7. **Solar applications approved by Chair:**
 - a. 2615 Marshfield/Winnie
 - b. 1306 Misawa/Mendoza - pending
 - c. 7076 Alder Creek/Perez
8. **Minor Projects approved by Chair:**
 - a. 2728/2730 Washburn/Conley/Miyahira -replace mailboxes
9. **Upcoming Projects and Issues:**
 - A. 1370 Wildwing/Stockinger - comprehensive landscape plan (approved 5-0) The

Stockingers submitted a very comprehensive landscape plan to improve their front yard. Their goal is to create a formal Mediterranean landscape.

The plan involves removing a compromised oak tree on the left side of the driveway and two olive trees in the main lawn to the right of the driveway. They will add two Crepe Myrtle trees, a Valencia Orange tree, a dwarf Southern Magnolia and three Italian Cypress trees. In order to create a level surface they are adding small retaining walls on both sides the driveway. Duckfoot Ivy will be planted between the walls and the street. A new entry landing will be built out of travertine tiles that will also run along both sides of the driveway and be used for a pathway to the back yard gate. The existing grass will be replaced with new sod. New roses, gardenias, jasmine, boxwood and silverberry will be added. Upon request the applicants brought samples of the travertine and stone for the wall. The Committee was very impressed with the thoroughness of the presentation as well as the plan itself. They voted to approve the application as presented. The Stockingers also asked if they could plant trees along their fence in back that borders the golf course. The Committee said they could plant the trees as long as they were on their property and were on the approved tree list except for Sycamores and Pear trees. As courtesy they might want to inform the Club.

B. 1649 Landmark/Scarborough - repaint house (requested revision). Teresa Scarborough submitted brush out samples for three proposed new colors for her home. The colors were a sage green for the body and garage door, cream trim and dark red shutters and front door. She was subsequently asked to apply the sage color to small section of stucco. The sage green appeared very bright once applied and the Committee was not able to approve it. The applicant agreed to pick a different shade in the same palette and submit it to the Chair to circulate for review.

C. 5120 Carisbrooke/Dirilo - add artificial turf to backyard (approve 5-0). The applicant presented a backyard landscape plan that included replacing grass in the back yard with artificial turf. She provided a sample of a high quality Heavenly Greens product. The plan also included a wide border of a variety of shrubs and plants that flourish in the area. The plan met the required amount of vegetation for backyards and was approved by the Committee.

D. 1928 Landmark/Singh - nonconforming gate, fences, shed and landscape plan (requested revision). The Committee had previously reviewed and denied an application for a nonconforming gate and fence. The Singhs were directed to either remove or alter the plan to more closely comply with other gates in the neighborhood. Subsequently the Singhs installed a nonconforming fence and shed. They also submitted a new landscape plans for the front and back yards. The Committee discussed the Guidelines and all the ways in which their additions were not in compliance. The Singhs agreed to work on a new design for the gate, remove and construct a new fence in side and rear corner of their property, relocate the shed and submit new landscape plans that follow the submittal guidelines. They were informed that they would not be allowed to widen their driveway. Ideally the Committee would like to receive the revised plans for the next meeting in November. However the Singhs were unsure they could accomplish that by November but would make every effort to do so. The Committee will review what is received by November and direct the Singh further from that point.

E. 1504 Landmark/Nash - remove trees and landscape plan (approved plan and removal of one tree 5-0) (denied removal of large Sycamore tree 5-0) The Nashes had previously received approval to remove two trees from their front yard subject to the City of Vallejo approval. They decided not to follow up on that approval and removed multiple shrubs instead. Currently they applied to remove two mature street trees and included a new landscape plan to add sod, an acer tree and a variety of plants and bark as a ground cover.

The applicants made the claim that the trees were causing breaks in their plumbing lines and causing cracks in the driveway. The Committee voted to approve the landscape plan and the removal of the Sycamore tree to the left of the driveway. If they continued to request the removal of the large Sycamore tree in the right hand corner of the lawn they were to provide an arborist report describing the condition of the tree and a professional opinion letter from a plumbing contractor verifying the roots were damaging their pumping and

there was no other option. Upon receipt of the documents, the Committee would reconsider their denial and approve the removal of the tree and its replacement with a 24 inch box tree from the approved tree list.

F. 2556 Marshfield/Farol/Verano - added a concrete pathway in their front lawn that was trimmed with white rocks. (approved with conditions). The applicants installed a concrete pathway without HARC approval and accented the design with white rocks that are prohibited in the Guidelines. The Committee was in favor of the pathway but could not approve the white rocks. The applicants agreed to replace the rock with a ground cover such as elfin thyme that will enhance the appearance.

G. 6581 Deerfield/Prado - rehab back yard (denied/ requested information) Patrick Prado applied to add a stamped concrete patio, pergola and a raised sitting wall. Unfortunately the Committee was unable to approve the project because there was not enough information to complete the review. It appears the total amount of concrete exceeds that amount allowable even for small yards. He will have to submit a revised plan that includes all the dimensions of the patio, the yard, the planted border and the setbacks.

H. 6658 Chalk Hill/Fuchs - extend patio, add pergola, repaint house and rehab front yard (conditionally approved 5-0). The Fuchs application was to enlarge their patio with poured concrete, add a pergola that will abut the posts to their second story deck, rehab their front lawn with a new tree, plants and ground cover. They also applied to repaint the house. Upon review the Committee voted to approve all the enhancements to the front and back yard but deferred approving the paint colors to the Summit HOA.

I. 7060 Alder Creek/Wells - inquiry regarding garage door replacement. Sue Wells had inquired if it was possible to replace garage door with a different design that did not include windows. Upon review of her neighborhood, it was determined that no other home in the Orchards had windowless garage doors and it would not be approved. She will be informed.

J. 5042 Staghorn/Van DAM - inquiry regarding bird deterrents. Nan Van Dam inquired if she needed HARC approval to install devices or netting to her chimney to prevent birds from nesting inside. Basically as long as the deterrent was not obtrusive or highly visible she did not have to make a submittal. The Committee gave her some suggestions.

10. HPOA Board report - Chris Brittle

- a. Interim rules for ADUs. Sent to the Community
- b. Regular HPOA Board meeting set for October 16, 2018 to discuss Davis Sterling
November HPOA Board meeting moved up to November 6, 2018 to discuss rules

12. Items for discussion:

- a. Reviewed comments regarding HARC from the HPOA's Survey
- b. HARC will meet in December if needed. To decide in November
- c. Discussed properties that have grandfathered features.

13. Future Meetings: The next meeting is scheduled for: November 14, 2018/7:00 PM

14. Adjourned: 9:30 PM

