



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, April 17, 2019
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Chris Brittle, Kurt Eleam, Christine Fitzgerald
Absent: Troy Killorn, Ernest Stockinger
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Eugene Ma, Jim Campagna
5. **Minutes:** The March 13, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in March and applicants notified;**

Preliminary review:

- a. 2318 Pinnacle Point/Thomas - custom home - advance to next step
- b. 2336 Langton/Luna - add garage, convert existing garage and widen driveway (re. requested more information and consult City)

Projects:

- a. 3053 Blue Sky/Gan - revised gazebo design (approved)
- b. 1817 Landmark/Peralta - gazebo screening (approved with conditions)
- c. 1320 Landmark/Sada - replace doors and windows (approved)
- d. 4103 Summer Gate/Boileve - repaint different (approved)
- e. 1928 Landmark/Singh -
 1. rear fence replacement (approved)
 2. gate replacement per October diagram (approved)
 3. shed -requested revision by April 17, 2019 (not received)
- f. 1873 Landmark/Byrd - dog kennel and path (kennel denied, path approved)
- g. 8181 Carlisle/Blackman - repaint trim (approved pending Reflections)

7. **Solar or minor applications approved by Chair**
 - a. 2756 Overlook/Dagdag - solar
 - b. 3026 Blue Sky /Brar - solar
 - c. 2009 Bennington/Singh - repaint same
 - d. 2323 Bennington/Kalfas client - repaint front door

8. New projects:

- a. **4056 Nottingham/Paladini - repaint house (approved pending The Village HOA).**
The Paladins repainted their house without HARC approval and have yet to provide approval from the Villages HOA. The Committee did approve the new colors and will forward it once the Village HOA confirmation is received,
- b. **4248 Rose Arbor/Ma - replace wrought iron fence, replace patio, add drainage (approved 4-0).** Mr Ma applied to replace the wrought iron fence in the back of his house and a portion of the wrought iron fence along the side of the house to provide privacy in his backyard. He also plans on replacing the current paver patio with a different stone and add a drainage feature to prevent soil erosion. The Committee was in favor of his proposal in accordance with the approval of the Villages HOA.
- c. **1318 Swainson/Campagna- repainted front of house w/out HARC approval. (denied 4-0).** Jim Campagna repainted a portion of the front of his house with a shade of white that is not the original color. He thought it might be close to the original color which is why he did not seek HARC approval. Now the stucco is two different colors and he was cited. He likes the two tone effect and was requesting HARC's approval. The Committee concluded that the two tone result is not in compliance with the guidelines and is inconsistent with the neighborhood. His request was denied. It was suggested that he contact a professional painter who could match new paint to the original color. He will consider that suggestion.
- d. **1773 Durrow/Williams - grading plan for custom home.** HARC recently received the grading and drainage report for the custom home that was not available during the final review. There are some significant changes to the site that include a large rip rap drainage area and either an eighteen foot retaining wall or three six foot retaining walls. These additions were not on the original plan. The Committee will contact Jamal Williams to request a new landscape plan that includes the additions and samples of the material for the retaining walls once they obtain feedback from the City of Vallejo.
- e. **2704 Overlook/Duggan - repainted house same/complaints.** The Chair approved the colors to repaint the home in the same or similar colors. Unfortunately upon completion of the project, the trim color is significantly different and has raised concerns from many neighbors. The owner was contacted and asked to consider repainting some of the elements such as the garage door. He indicated he would think about it. After a month nothing has changed. The Committee will send the owner a letter and formally make the request as complaints are still being received.

9. Upcoming Projects and Issues:

- a. 2336 Langton/Luna - add garage, driveway and convert existing garage
- b. 2225 Bennington/Conte - rehab backyard
- c. 2318 Pinnacle Point/Thomas - custom home

10. HPOA Board report - Chris Brittle

- a. CC&R update

11. Items for discussion:

- a. **Basketball hoop/backboards in Design Guidelines**
One of the issues that still needed to be updated in the Design Guidelines is regarding basketball backboards. The current survey indicated that 51% of the community was not in favor of allowing basketball equipment in front yards. Therefore the Committee approved changing the guidelines to prohibit any basketball hoop whether on a pole or attached to the house permanently or temporarily in the front of the house.
- b. **Need to review grading and drainage plan before approving custom home:** agreed

12. Future Meetings: The next meeting is scheduled for: May 8, 2019

13. Adjourned: 8:22 pm

