



**APPROVED**

**Minutes**

**Hiddenbrooke Architectural Review Committee (HARC)  
Garden Room, Hiddenbrooke Golf Club  
Wednesday, September 12, 2018  
7:00 PM**

1. **Call to order:** 6:59 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Chris Brittle, Kurt Elean,
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Jian and Hey Lu, Ginny and Nolan Turner, Halvor Skeie, Troy Killorn and Gil Solorio
5. **Minutes:** The August 8, 2018 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in August and applicants notified**
  - a. **2861 Olivewood/Lu - nonconforming fence (denied and requested revision).**
  - b. **2967 Carlingford/Stancombe - added concrete pad ( approved)**
  - c. **5165 Carisbrooke/Vidal - repaint house ( approved)**
  - d. **2604 Ashden/Hoffman - repaint house ( approved)**
  - e. **1872 Landmark/ Booker - denied revised plan.** Marcelline and Stephne volunteered to meet with Mr. Booker and explain what HARC has been requesting. That meeting took place on August 28, 2018. Mr. Booker agreed to use a plan approved for another resident but was to add elements of interest as a focal point. In a subsequent conversation with Marcelline he agreed to reduce the amount of lavender and add roses. He was considering boulders. He was to provide a revised plan. On September 12, 2018 he responded to a request for an update and informed the Chair that he already planted the yard. He did not provide a plan naming the type and size of the plants. Upon a site visit, the yard had no design, no focal point and plants are already dying indicating there is no drip system. He will be subject to further action by the HPOA Board.
7. **New Projects to be reviewed:**
  - a. **7060 Alder Creek/Wells - repaint house ( Approved 3-0).** The Wells provided brush out samples of their proposed colors. They were very neutral shades that are consistent with their neighborhood. The Committee approved the application as submitted.
  - b. **1928 Landmark/Balkar - nonconforming fence ( denied and requested revulsion 3-0)** Mr. Balkar is a new resident and constructed a large metal gate at the rear of his driveway. The gate is wrought iron with spikes on top and large black panels with gold

medallions. Although the Committee's preference is for him to remove the gate and fence completely and construct a typical wood good neighbor fence and gate, he will be given the option to modify the fence per specific conditions, including: removing the iron side panel and installing a conforming wood fence over to the gate; removing the spikes, medallions and the solid black panels on the gate. He will be directed to submit a revised design to HARC for the October meeting. As an aside, since this application, he has added a nonconforming shed and a nonconforming fence at the rear of the property.

c. **2861 Olivewood/Lu - revised plan for nonconforming fence ( approved with multiple conditions 3-0).** The Lu amended their plan from last month's meeting. However the Committee was still not in favor of the flat design that is not consistent with the fences in the neighborhood. Upon the committee's direction the Lu did agree to reconstruct the fence by overlapping the slats, elimination the scalloped top and adding horizontal 2x4 supports at the top and bottom of the fence. They also complained that the HARC pre-approved fence stains are no longer available at Home Depot. The Committee approved Behr #N150-5, French Truffle Flat Exterior Wood Stain. HARC will have to revise the pre-approved stain list.

d. **4200 Summer Gate/Balsham - new front yard landscape plan ( approved 3-0).** Mr Balsham had previously been approved to remove a large diseased tree from his front yard. His approval was conditioned upon him rehabbing the front yard which he indicated he wanted to do. However in the approval he was not instructed to submit a plan to HARC for review. He then had his front yard replaced with a unique design that entailed removing a portion of the white picket fence adding a stone pathway, large boulders, a stone planter, and several plants of varying sizes and varieties. He did receive approval from the Villages HOA. The Committee voted to approve the plan as submitted with a strong suggestion that he either remove the portion of the fence that abuts his driveway or replace the fence along the front sidewalk, leaving an opening to access the new path.

e. **1833 Landmark/Turner - remove diseased mature City Sycamore trees. ( denied 3-0).** The Turners applied to remove two large trees in their front yard. The trees show signs of a disease in the bark, leaves and near the ground. However members of the Committee were not able to identify the disease. Chris Brittle asked the arborist from City if he could inspect the Turner's trees as well as their neighbor's across the street. The Arborist concurred that the trees did have a disease but that it was curable on its own. He also suggested that they consult a tree service who could inject the trees to rid the disease. Therefore the Committee voted to deny the request and to follow the arborist suggestion. However the Committee is willing to revisit the application if they obtained another opinion or if the disease worsened. They were also advised that they could trim the branches and remove some of areas where the disease was prevalent.

f. **1864 Landmark/Skeie - remove diseased trees. (denied 3-0).** Mr. Skeie had the same request as the Turners at 1833 Landmark. They were given the same advice with the Committee's willingness to revisit in the future.

g. **2741 Olivewood/Ordonio - remove and replace diseased tree and add a trellis. ( approved 3-0).** Mr. Ordonio had received an opinion from the arborist at Mid City Nursery that confirmed the disease of the pear tree in his front yard. HARC is also aware of the blight that affected certain pear trees in Hiddenbrooke. Therefore the Committee voted to approve the removal of the pear tree and to replace it with a Sweet Bay tree. The Committee also approved their request to add a free standing pergola to their back patio

**8. Solar applications approved by Chair:**

- a. **7060 Alder Creek/Wells**
- b. **2615 Marshfield/Winnie - pending**

**9. Minor Projects approved by Chair**

- a. **2983 Carlingford/Eleam - landscape strip to match neighbor**
- b. **2050 Bennington/Mena - replace windows**

**10. Upcoming Projects and Issues:**

- a. 2292 Bennington - front yard bark and trim
- b. 6130 Ashwell - repaint house
- c. 2556 Marshfield/Farol - added walkway to front yard
- d. 1370 Wildwing/Stokinger - extensive landscape plan for front
- e. 5120 Carisbrooke/Dirilo - add artificial turf to back yard
- f. 1649 Landmark/Scarborough - repaint house

**11. HPOA Board report - Chris Brittle**

- a. The Board sent letters to the Planning staff requesting the project at 1601 and 1607 Landmark be referred to the Planning Commission for a public hearing and the City Council requesting reconsideration of their position on owner occupancy in the ADU ordinance.
- b. The Board received recommendations from legal counsel regarding adding restrictions on ADU to the current guidelines to take place within 30 days of review by the Community. The Board will vote on the restrictions at the September 18th meeting.

**12. Items for discussion:**

- a. **New HARC members.** The board will be appointing two new HARC member at the September 18th meeting to fill the remainder of Tim Moore's term and for a full term as Stephne Elliott's term expired.

**13. Future Meetings:** The next meeting is scheduled for October 10, 2018/7:00PM

**14. Adjourned:** 8:20PM