



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, August 14, 2019
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle and-Christine Fitzgerald. Absent: Kurt Eleam, Troy Killorn and Ernest Stockinger.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Mark Ligocki, Robin Lewis, Becky Uhlich, Jane Luna and brother, Jared Bartucco
5. **Minutes:** The July 8, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in July and applicants notified**
 - a. **1799 Landmark/Arceo - add two gazebos (approved)**
 - b. **5075 Staghorn/Herrington - rehab yard (approved)**
 - c. **2580 Marshfield/Ouse - rehab yards (approved)**
 - d. **1855 Landmark/Layson - remove Sycamore tree (requested replacement)**
7. **New or continued items:**
 - a. **2347 Lansdown/Salgado - remove several trees and add landscaping (approved with conditions, 3-0)).** The applicants have a lovely front yard with a variety of trees that are causing some damage to the lawn and driveway. They applied to remove five trees and replace the lawn on the left of the driveway and add landscaping to the right of the driveway. The Committee has been consistent in retaining street trees and therefore would not approve the removal of the tree closest to the street. The applicants may remove the larger tree behind the street tree which seems to be causing the most damage. The Committee had different opinions about the three birch trees in the middle of the lawn area. Although very attractive, the Committee recognized the damage the trees were causing to the lawn. They decided to give the applicant two options: remove two of the trees and cut back the roots to reduce their spread or retain all three of the trees but cut the roots back to a ten foot radius and seed the lawn area to bring back the grass. If after a year the lawn is still unsightly and the trees are damaging the lawn, they can resubmit to HARC for the tree removal at no fee. The propose landscaping is not longer necessary.

b. 2361 Langton/Lai - replace dead lawn with xeriscape landscape plan. (approved 3-0). The residents of this property applied to replace their front and side front yards with a comprehensive xeriscape landscape the plan. They chose a variety of drought tolerant plants that is consistent with the approved plant list and found throughout the area. They will use black bark as a ground cover and are required to provide a drip irrigation system. They will be given 90 days to complete the project.

c. 7224 Willow Creek/Lewis - seek approval of repainting of house without HARC approval. (requested submittal of new colors for the shutters 3-0). The applicants painted their home a different color scheme without HARC approval and were applying to obtain approval for the new colors. The Committee had received numerous complaints regarding the colors. Some members of the Committee stated they would not have approved the colors but were reluctant to require repainting of the entire house. The main objective is that the colors are too bright and not in keeping with the Guidelines that call for a neutral subtle color schemes. As a compromise the Committee requested that the applicants repaint the shutters and front door in a more neutral shade of red or any alternative. The applicant agreed to submit a sample of the colors by the September HARC meeting.

d. 7072 Alder Creel/Ligocki- rehab front yard. (approved 3-0). The applicants have a very small front yard and applied to rehab the area with an upgraded landscape plan that includes a variety of plants commonly seen throughout Hiddenbrooke. They also proposed to raise the height of a brick border around the utility box by 4 to inches to prevent runoff from the newly laid dirt and plants. The Committee was in favor of the plan with the stipulation that they use natural colored bark as a ground cover and install a drip irrigation system.

e. 2336 Langton/Luna - add a extra room downstairs room. (approved 3-0). The applicants submitted plans to add an extra room and bathroom off their existing family room. The purpose of the room is to accommodate an ailing member of the family who has difficulty using the stairs. As long as the addition did not include any kitchen facility and met all the setbacks and the architectural features matched the existing residence, the Committee voted to approve the application as submitted.

f. 5027 Staghorn/Mazutis - repaint house. (approved 3-0). The applicant applied to repaint her home in different more modern shades. She provided colored rendering of the house using the colors she obtained from the Anthonys on Bennington. The Committee is very familiar with the color scheme and approved the application.

h. 2382 Landsown/Uhlich - repaint house, add landscaping and remove the trellis. (approved 3-0). Although the Committee was in favor of the proposed colors, they voted to approve them upon viewing samples applied to the actual house. There was some concern that the new shade of gray would not be that different from the next-door neighbor whose home is also gray. The Committee did approve the landscape plan for the area next to the driveway and the removal of the decaying trellis.

l. 8115 Carlisle/Javier - add paver patio. (approved 3-0). Mr. Javier applied to construct a paver patio in the his backyard. The yards in his neighbors are very small making it impractical to include 30% of the yard in vegetation. However he is leaving a 12 inch broader around the patios for future plants from the approved plant list. The approval will be conditioned upon providing proper drainage and mitigating any damage to the neighbors caused by runoff.

8. Solar applications approved by Chair: one and two pending local HOA approval.

A. 2591 Marsfield/Ramaiye - approved

B. 8127 Carlisle/Adams - pending Reflections HOA approval

c. 4273 Andover/Madison - pending The Villages HOA approval

9. Minor Projects approved by Chair: none

10. Upcoming Projects and Issues:

A. 2318 Pinnacle Point/Thomas/Ponder - custom home

11. HPOA Board report - Chris Brittle

Chris was unable to attend the last HPOA Board meeting so Marcelline reported the results of the ballot extension vote and the plans for the National Night Out event.

12. Items for discussion:

a. Chris and Marcelline met with Don White a rep from Kelly Moore. He is going to generate a new set of color palettes for HARC to review.

b. There was a discussion again about the improper trimming and topping of trees. The Committee agreed that Marcelline should post information on both Hiddenbrooke group sites.

c. The Committee verified that tarps that are visible from the street are not allowed in Hiddenbrooke. Also any covered storage area along the side of homes that is visible from the street needs review by HARC.

13. Future Meetings: The next meeting is scheduled for: September 11, 2019/ 7:00PM

14. Adjourned: 8:34 pm