



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, May 8, 2019
7:00 PM**

1. **Call to order:** 6:58PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Troy Killorn
Absent: Kurt Eleam, Christine Fitzgerald, Ernest Stockinger
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Deb McGrew, Alan Wildermuth, Julique Lewis Haydock, Pavel Kou, Tim Corbett
5. **Minutes:** The April 17, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in April and applicants notified:**
 - a. 4056 Nottingham/Paladini - repaint with Villages HOA approval. Approved
 - b. 4248 Rose Arbor/Ma - replace iron fence, patio and add drainage. Approved
 - c. 1318 Swainson/Campagna - repainted front of house only. Denied
 - d. 1773 Durrow/Williams - grading and drainage plan. (Requested revised landscape plan)
 - e. 2704 Overlook/ Duggan - complaints regarding trim color. Request repaint
7. **Solar applications approved by Chair:** none
8. **Minor Projects approved by Chair:**
 - a. 2951 Carlingford/Gillis - add paver patio
 - b. 6235 Newhaven/Roise - repaint same
 - c. 2907 Carlingford/ Corbett - repaint same
9. **Items not on the agenda:**
 - a. 2054 Bennington - The owner Pavel Kou had two items
 - i. He removed the wires from a satellite dish correcting any violations.
 - ii. When replacing sections of his fence, does it need to match the existing fence even if the lattice portion is less sturdy. The Committee informed him that all portions of the fence must match so he needed to choose a design with the lattice work.

10. New Projects and Issues:

a. 1528 Landmark/Romanowski - rehab front yard and address side yard issues. (approved a portion of the work, requested a revised plant list front and side yards. 3-0)

The applicants started a modest refurbishing of their front yard when they discovered that an old sprinkler system was imbedded and would require more extensive work to remove. This prompted them to redesign the entire front yard by creating two terraces and adding a variety of plants and shrubs. The Committee was in favor of the design for the terraces and the planted section of roses. However the Committee did not approve the use of *Dymondia Margaretae* (Silver Carpet) for the lower section. These plants are grayish in color and do not provide the desired lush green appearance. It is also not on the approved plant list. The applicants will be directed to submit another choice of ground cover such as *vinca minor* or rockrose off the list in Chapter 6 of the Guidelines

The Romanowskis also proposed to address an issue on the steep embankment along the left side of their driveway. Ultimately they would like to create terraces similar to the front yard which would allow for better maintenance. In the short term they would like to plant ground cover to improve the appearance other than exposed bark. However the Committee was not in favor of the English Ivy as it is not on the approved plants list and attracts a variety of vermin. They are referred to the section P-3 Production Slopes and Common Area of Chapter 6 of the Guidelines. They are likewise directed to submit another type of ground cover. *Ceanothus* was suggested as it is fast growing and provides more stability to the hill. They should also remove the existing boards once the plants are established.

b. 2225 Bennington/Conte - rehab back yard and front entry to side. (approved with conditions 3-0). Carol Conte applied to make an attractive improvement in the back yard that involved adding a small pony wall along the wrought iron fence and add a stone or paver area running along the fence line. The Committee approved this improvement. She also applied to replace the path in front of the gate on the front side of the house. The Committee was also in favor of the paver path but had concerns about the material for a small wall that borders the path. She was proposing gray block slump stone. They offered two other options: a more attractive stone wall with a decorative rock cap, or add a decorative stone cap to the slump stone wall to improve the appearance.

c. 1848 Landmark/Zumbo - remove and replace mature Sycamore. (denied 3-0). The Zumbos applied to remove a mature Sycamore tree on the left portion of their front yard and replace it with an unnamed tree. The applicants were unable to attend so their neighbor Alan Wildermuth spoke on their behalf. He supported the removal of three as it could impact his landscaping. HARC has been reluctant to approve the removal of street trees in order to retain an attractive street scape throughout the Community. HARC recognizes Sycamores are messy and can create a variety of issues such as exposed roots and interference with plumbing. However HARC under the advice of the City of Vallejo has suggested that other mitigating measures be tried first before approving the removal of mature trees. One remedy is to hire a professional tree service to “trim” not “top” the trees. Trimming involves removing dead branches and pruning large branches from within the frame of the tree and not lopping off only the tops. Recently several trees were topped in this area of Landmark resulting in a very unattractive appearance, putting the trees in jeopardy. This is exactly what HARC was trying to avoid. Therefore the Committee voted to deny the application with the suggestion of hiring a professional tree trimming service and return in a year if the tree continues to be a nuisance.

d. 4277 Bromley/Rogers - rehab front yard (approved 3-0)
4277 Bromley/Rogers - repaint (approved 3-0)

This application was to correct the landscaping in the front of house. The applicants submitted a simple plan of plants to replace a large section of rock. They also submitted samples of new paint colors. Both applications were approved by the Villages HOA and were approved by HARC accordingly.

e. 2935 Carlingford/ McGrew/Mauger -modify previously approved pool scape and add trellis (approved 3-0). The Maugers/McGrews received approval to construct a pool and surrounding concrete patio in February 2019 with the understanding they would return with a comprehensive landscape plan. However they realized that there would be a substantial

saving if they could pour all the concrete at the same time. Therefore they requested to modify their approval to include concrete sidewalks that will be located on either side of the house. They also requested approval of a shade trellis so the posts could be installed with the concrete pour. The proposed open shade trellis is 14 x 14 which exceeds the 120 foot area allowable in the Guidelines. However HARC is approving the structure subject to the ability to obtain City of Vallejo permits.

f. **6219 Newhaven/Haydock - add paver patio.** The applicants applied to install a paver patio in conjunction with paver repairs to their courtyard by the Fairway Villas contractor. The patio meets all the requirements and will be a nice addition.

11. HPOA Board report - Chris Brittle

- a. Design Guideline changes were ailed out for community review
- b. Painting of wiring would apply to new installation of statellite dishes and is consistent with this requirement for solar conduit.

12. Items for discussion:

- a. June HARC meeting changed to June 11, 2019
- b. Tree trimming versus tree topping. See 1800 block of Landmark for examples of topping which is not recommended per City of Vallejo arborist's advice.

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

14. Adjourned: 8:31 pm