



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, August 8, 2018
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam, Tim Moore
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Kevin and Linda Stancombe, Alexander Vidal, Ellen Hoffman, Hans Joern Schwamb
5. **Minutes:** The July 11, 2018 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified**
 - a. 2238 Bennington/Franco - custom home (approved)
 - b. 4116 Summer Gate/Palisoc - remove street tree and rehab front yard (approved)
 - c. 2312 Bennington/Wang - landscape plan for front yard (denied)
 - d. 7245 Willow Creek/Babitt - revised landscape plan for front yard (approved)
 - e. 1872 Landmark/Booker - landscape plan for front yard (approved subject to revised plan)
7. **New Projects under review:**
 - a. **2861 Olivewood Lane/Lu - nonconforming fence (denied 4 -1).** Mr. Lu replaced the fence along the the front of the house and along the side yard. The fence does not comply with the Hiddenbrooke Landscape and Design Guidelines nor does it match what is prevalent in the neighborhood. The Committee denied the application to approve the fence and requested that he submit a new plan demonstrating a change in the fence to conform to the Guidelines.
 - b. **2967 Carlingford/Stancombe - added a concrete pad. (approved 5-0).** The Stancombes added a concrete pad to the side of their driveway when they added a pool and concrete in their backyard back in 2014. They believed the pad was part of the that approval. They do not use the pad for parking and only as means to maneuver out of their garage. The Committee voted to approve the pad subject to the conditions that they screen the pad with additional planters running at the edge of barked area near the pad and parallel to the

street. They were also advised to let the existing plants that currently screen the pad, get taller before trimming.

c. **5165 Carisbrooke/Vidal - repaint house.** (approved 5-0). Mr. Vidal is proposing to repaint the colors of his house in a new color palette. The current paint was an inferior product resulting in large areas of faded and peeling paint. The new colors are manufactured to seal the current areas and provide a more vibrant appearance. The Committee voted in favor of the application.

d. **2604 Ashden/Hoffman/Schwab - repaint house.** (approved 5-0). The applicants also applied to change the color of their house to a slightly different palette. The Committee was in favor of the colors and approved the application as submitted.

e. **1872 Landmark/Booker - revised landscape plan** (denied. 5 -0). The Bookers previously submitted a new landscape plan for the their front yard where they had removed a dead lawn. The Committee made numerous suggestions on how to improve the previous plan and granted approval subject to a revised plan to be reviewed and approved by the Chair. The Bookers submitted a new plan the day before this meeting. They incorporated a few of change but chose different plants that are more inline with a tropical theme which does not comply with the Hiddenbrooke Landscape Guidelines. The plan was also very linear and lacked interest. The Committee denied the new plan and will either ask the Bookers to submit another plan for review at the next meeting or work with members (Stephne and Marcelline) to create a new plan which can be approved by them

8. Solar applications approved by Chair:

a. **7040 Alder Creek/Dalton - solar/pending**

9. Minor Projects approved by Chair

a. **1559 Landmark/Millan - remove diseased tree**

b. **4020 Stepping Stone/Gutzeit - repaint house**

10. Upcoming Projects and Issues:

a. **5070 Staghorn/Rodriguez - add artificial turf and more**

b. **2343 Lansdowne/Chau - landscape plan**

c. **2348 Langton Ct./Trewin - add gate**

d. **6138 Ashwell/Smith - repaint house**

e. **5027 Staghorn/Gonzales - repaint house trim**

11. HPOA Board report - Chris Brittle - none

12. Items for discussion:

a. Marcelline shared with the Committee a website called Plant Express where a resident can review actual small landscape plans. The site provides a variety of landscape packages including the plants for several garden themes, I.e., California water-wise, Mediterranean and Cottage Garden This was only a suggestion to give residents an idea of the types to plants that coincide with a certain look. Plants Express provides plants for Home Depot if you cannot obtain the plant you are desiring. As a matter of full disclosure, Marcelline informed the Committee that her son-in-law ran the Company.

13. Future Meetings: The next meeting is scheduled for: September 13, 2018/7:00 pm

14. Adjourned: 7:40 pm

