



MINUTES

Hiddenbrooke Architectural Review Committee (HARC)

Library, Hiddenbrooke Golf Club

Thursday December 20, 2012

1. **Call to order** – 7:07 p.m.
2. **HARC Committee Members:**
 - Present:** Jamie Clark (Chair), Shannon Elms (Secretary), Allen Wildermuth (Alternate), Jan Elms (Member)
 - Not Present:** Jane McWhorter (Member), Dennis Muleady (Member),
3. **HPOA Board/Other:** None.
4. **Invited Guests:** None.
5. **Minutes** – Approval of October 2012 Minutes. Approved. (Note: No meeting was held in November 2012)
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
 - a. Lumaud, 2911 Carlingford Lane. Homeowner submitted plans for HARC review, after receiving Courtesy Notice regarding unauthorized landscaping, including retaining walls and paver driveway. Homeowner responded by submitting plans for HARC review. *Discussed. Committee expresses concern about unmulched planter area in front of retaining wall, and double-wide gate which is not in compliance with guidelines. Committee requests that bark be added to area in front of retaining wall, and that double-wide gate be removed unless 1) one side of gate is made to be permanently fixed, and 2) gate is painted or re-stained a natural brown color.*
8. **Status of CC&R Violations:**
 - a. 2909 Carlingford Lane. Home has unauthorized deck and large ancillary structure, which has been an issue for many years now. Home is changing hands, and HPOA has sent letter stating that despite that neither the structure nor the deck were approved by HARC, if they remove the structure, HPOA will allow the deck to remain. *Discussed, HARC agrees that resolution of issues relating to existing, non-complying deck may be deferred until homeowner commences new landscape work in back yard -- subject to homeowner's understanding of his obligation to submit proposed plans to HARC for approval, prior to commencing such work.*
 - b. Coloma, 2915 Carlingford Lane. Homeowner received Courtesy Notice regarding unauthorized front yard landscaping and rock mulch. Homeowner did landscaping in 2001 without HARC approval. Triad requested he submit plans, which he did. He never heard anything back and assumed everything was fine. There is a lot of rock on Carlingford, so recommend that we request he remove rock and replace with bark. *Discussed. Committee requests removal of rock mulch, to be replaced with natural color bark.*
 - c. Heckmann, 2039 Bennington Drive. Relatively new owners to the home. Several owners ago had taken out all front yard landscaping and installed tropical plants, including large double trunk palm tree, banana trees, birds of paradise, etc., without HARC approval. There are constant complaints about this house, especially during the winter when the frost wreaks havoc on the banana tree. HARC has tried over the years to get the owners to deal with the issue by removing various aspects of the installation, but with little luck. One owner did agree to cut the banana tree down to the ground, but of course it has grown back. Palm tree is now higher than the house. Landscapes are not required to have lawn, but recommend removal of all overly tropical plants and replace with drought tolerant specimens. *Discussed. Committee recommends removal of all non-complying tropical plants, replace with local varieties.*

- d. Samat, 1199 Songwood Road. Homeowner installed security lights on outside of house, which are very bright when driving by at night, and several homeowners have complained. Home was recently burglarized. *Discussed. Committee recommends to HPOA to request that homeowners adjust lights so they are aiming more downward, and take steps to desensitize motion sensors.*
 - e. Ellison, 3016 Overlook Drive. Re: repainting Georgian Blue shutters, doors, and accent pieces. Homeowner lists 4 homes with similar high accent piece at peak of roof that are painted the same as the shutters. Requests he be allowed to paint them same as the new color, rather than the body or other pale trim. Other houses are 2750 Overlook, 3005 Overlook, 3076 Overlook and 3045 Blue Sky Court. *Committee reviews comparable house with similar color accents. Based on review, committee believes shade of blue that this particular homeowner chose creates too much contrast between home body and trim colors for the peak accents to remain blue. Committee requests that the blue peak accents on home be repainted to match home's existing beige trim.*
 - f. 2720 Corner of Overlook & Washburn, homeowner doing small landscape project, using large diameter posts as tree stakes, need to be removed. Discussed. Posts are out of scale size, style, they are meant to support, resulting in overall effect being a landscape change requiring HARC pre-approval, which didn't occur. Chair to discuss issue with HPOA.
 - g. 1824 Landmark Drive, fence removed and replaced? *Discussed. Fence appears to have been removed to accommodate heavy equipment for landscape changes that require HARC pre-submission and approval, which did not occur.*
 - h. ~~1559 Landmark Drive, sent e-mail regarding landscape questions for backyard project. *Item stricken from Agenda.*~~
 - i. 2338 Lansdowne, homeowner cut down some trees along Langton, leaving stumps. Did not get HARC approval. *Discussed. HARC did not approve tree removal, and 4-foot stump is unsightly and non-complying, Homeowner must remove 4 ft. stump, and replace tree.*
9. **HPOA** – Report from Board. None.
 10. **Community Forum** -- *Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HARC may speak now. Each speaker should state his/her name, and address for the record. Each speaker is limited to three minutes. Secretary will track the time.*
 11. **Unfinished Business:** HARC email issues persist. Committee members to ensure that each of them have access and review HARC-HPOA@hiddenbrookeonline.org group mail.
 12. **New Business:**
 - a. HARC Chair Jamie Clark to be stepping back after the new year. Will stay on committee, but not be Chair. Need someone to step up to be Chair.
 - b. HPOA requests a HARC representative to attend HPOA meetings, usually held on the 4th Thursday of the month. Can be HARC chair or other member.
 - c. HPOA would like HARC to consider approving high quality artificial turf for back yard installations. HARC could research brands and qualities, and specify quality, “species” and professional installation, as well as maintenance standards. Discussed. Committee agrees that if HARC is to approve high quality turf in future, it would have to be subject to strict conditions and restrictions, such as professional installation requirement, backyards only, pre-approval only, area percentage limitations or set-backs, and certain grass varieties.
 13. **Discussion Items:**
 14. **Adjourn** – Next scheduled meeting Tuesday, January 15th, 2012 at 7:00pm.