



MINUTES

Hiddenbrooke Architectural Review Committee (HARC)

Library, Hiddenbrooke Golf Club

Tuesday, March 15, 2011

1. **Call to order – 7:06 p.m.**
2. **Committee Members:**

PRESENT: Shannon Elms (Secretary), Richard Audette, Jane McWhorter, Allen Wildermuth (Alternate)
NOT PRESENT: Jamie Clark (Chair)
3. **HPOA Board/Other:** None Present
4. **Invited Guests:** None.
5. **Minutes –** Approval of minutes of February committee meeting. **REVIEWED and APPROVED.**
6. **Custom Home Applications for approval:** None
7. **Miscellaneous Applications:** None
8. **Landscape Plan Submittals:**
 - a. **Wildermuth, 1856 Landmark Dr. & Jackson 1852 Landmark Drive.** Joint application to remove 2 Sycamore street trees and replace them with Chinese Pistache. The Sycamore's roots were starting to cause problems. Pics of proposed Chinese Pistache trees provided with application. **APPROVED.**
 - b. **Hudson, 2575 Marshfield Road.** Application for front and back yard relandscape project. Some plants will be saved and moved. Landscape only in front yard. Hardscape, shade structure, and landscape in back yard. Back yard currently has 4 Flowering Pear trees in a row. Homeowner would like to remove the two outer trees, and put in two Japanese Snow Bell trees in one corner. **APPROVED – SUBJECT TO CONDITION THAT CHAIR REVIEW AND APPROVE ALL PROPOSED NEW PLANT SPECIES.**
9. **Landscape Applications: Incomplete, Pre-submittals, or FYI:**
 - a. **Dwyer, 6100 Ashwell Way.** Application for paving stone patio and pathways and block retaining wall. Fountain area specified, but no details provided. No landscape information included in plans. Plans do not include appropriate setback in all areas. Chair sent email to homeowner on 3/4/11 detailing additional information needed. No response from homeowner yet. **DISCUSSED. MORE INFO STILL NEEDED, INCLUDING DETAILS RE PROPOSED PLANTINGS AND FOUNTAIN, AND DIMENSIONS FOR PROPOSED SET-BACKS.**
 - b. **Greer, 2802 Olivewood Ln.** Application to repaint house. Application only included paint samples, no photo of house or details on what color would go where. Chair sent homeowner e-mail on 3/15/2011 detailing additional information needed. No response from homeowner yet. **DISCUSSED. SOME COMMITTEE MEMBERS EXPRESS CONCERNS RE PROPOSED COLOR PALETTE. NEED MORE INFO FROM HOMEOWNER AND FURTHER DISCUSSION.**
 - c. **Kan, 6351 Newhaven Ln.** Application to concrete in small backyard, did not include appropriate setbacks. Application fee not included, nor specification as to color and finish of proposed concrete. Chair sent e-mail to homeowner detailing additional information needed, as well as proposing alternate design which would allow for some setbacks, as yard is very small. **DISCUSSED. COMMITTEE ECHOS CONCERN OF CHAIR THAT ALTHOUGH YARD IS VERY SMALL, IT IS VISIBLE TO GOLF COURSE. IF HOMEOWNER WISHES TO USE CONCRETE, INSTEAD OF STONES, APPROVAL WOULD ONLY BE CONSIDERED IF AESTHETIC COLORING AND TEXTURING WERE EMPLOYED.**

- d. **Cunningham, 6379 Newhaven Ln.** Inquiry via e-mail regarding repainting of house. References home nearby with pleasing color scheme, and requested color specifications if possible to give to painter. Chair responded to homeowner e-mail on 3/15/2011 letting homeowner know that we do not keep color specifications to homes, and provided info re how to submit for a painting application. DISCUSSED. SO LONG AS COLORS ARE IDENTIFIED AND CONFIRMED TO BE CONSISTENT WITH REFERENCED HOME, AND DISTINCT FROM IMMEDIATELY SURROUNDING HOMES, COMMITTEE LIKELY TO APPROVE.
 - e. **Iovanni, 1261 Landmark Dr.** Inquiry via e-mail regarding complete overhaul of back yard. Previous homeowner concreted the entire backyard. Current homeowner wants to tear it all out and out in stone patio and pathways, a pergola, and possibly an outdoor fireplace or fire pit. Looking for referral for landscape architect and any other information. Responded to homeowner and let them know that we were happy they wanted to redo their backyard and remove the concrete. Mentioned Mike at Mid-City Nursery and Alison Fleck, and pointed them to Design Guidelines and explained how to submit HARC application. DISCUSSED. COMMITTEE PLEASED, AND LOOKING FORWARD TO ANTICIPATED APPLICATION.
10. **Status of CC&R Violations:**
- a. **George, 1559 Landmark Dr.** Unapproved shed. Homeowner received previous letter regarding RV in driveway, then for the shed in question. Homeowner stated that house had a shed in the back yard when they purchased it, and they were just replacing it. Current shed is much larger and in front of their front driveway gate. Very visible from street and neighbors. Chris Brittle, HPOA President, has been corresponding with homeowner, and wanted them to come to the March meeting, but since Chair wouldn't be at the meeting, just included mitigation options, such as: provide additional screening to hide shed (such as trees or a trellis), relocate or reduce size of shed, repaint trim to better match house, or remove shed all together. DISCUSSED.
- 11. **HPOA** – No report from Board, no HPOA Board member present.
 - 12. **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. None.*
 - 13. **Unfinished Business:** Committee briefly discussed interest in status of double gate issue at Schauer property on Thornbury Court, which had been discussed at February meeting.
 - 14. **New Business:** Hamid Akbari resigned. Still need to find another new member. DISCUSSED.
 - 15. **Adjourn – 7:43 p.m.** Next scheduled meeting Tuesday, April 19th, 2011 at 7:00pm.