



MINUTES

Hiddenbrooke Architectural Review Committee (HARC)

Library, Hiddenbrooke Golf Club

Tuesday, July 19, 2011

1. **Call to order – 7:07 p.m.**
2. **HARC Committee Members:**
 - Present:** Jamie Clark - Chair; Shannon Elms - Secretary; Richard Audette, Jane McWhorter,
 - Not Present:** Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** None present.
4. **Invited Guests:** None.
5. **Minutes –** Approval of minutes of June committee meeting. APPROVED.
6. **Custom Home Applications for approval:** None
7. **Miscellaneous Applications:**
 - a. **Rettinhouse and Mangosing -- Local Boy Scouts Troup 64.** Presentations by Vallejo Scouts Patrick Rettinhouse and Adam Mangosing with respect to proposed local hiking trail improvement projects in pursuit of their Eagle Scout badges.

Adam: Project Proposal for four separate Hiking Trail Map Kiosks at Lake Herman, Blue Rock Springs, Hanns Park, and off Hiddenbrooke Parkway trail heads. Vallejo Boy Scouts and City of Benicia already approved. 3-D renderings and scale model of proposed kiosks provided. Roof is corrugated fiberglass, durable even in rain, no recycle value so as to prevent theft. Earthy dark brown wood, painted in semi gloss weatherproof forest green color. Width of kiosk = 4'8", and Height = 10' tall. Posts anchors are metal spike style -- rated for hurricane level conditions, strong durable anchor (sample shown). Lexan sheeting over trail maps -- maps and other sign content as well as maintenance responsibilities to be provided by Bay Area Ridge Trail.

Committee Comments: Members raise issue of need to cap contoured ends of corrugated roofs on proposed kiosks to prevent birds and bees nests from forming nests underneath contours. Options are discussed with applicant and recommendations made.

APPROVED, SUBJECT TO COMMITTEE RECOMMENDATION TO CAP ENDS OF CORROGATED ROOFING COUNTOURS.

EMAIL: adam.mangosing@gmail.com

Patrick: Trail Marker posts for Bay Ridge Trail -- 12 Posts Total -- One in Hiddenbrooke at HiddenbrookeTrail Head. Redwood sealed with weatherproof varnish. Yellow lettering with distance markers.

Committee Comments: Members raise issue of direction of lettering on markers. Committee discusses preference for lettering to be oriented vertically on posts, so more Easily legible by reading top to bottom.

APPROVED, SUBJECT TO COMMITTEE RECOMMENDATION FOR LETTERING TO BE ORIENTED VERTICALLY, TOP TO BOTTOM OF MARKER POSTS.

EMAIL: Patrickrettin@sbcglobal.net

- b. **Rick Kim, 6511 Deerfield.** Homeowner attends meeting in person to discuss misunderstanding concerning his concrete work putting in sidewalk and planter bed, with understanding he had "verbal"

approval to begin, and then went on to complete work following cease and desist letter. Homeowner contends that Summit HOA/Boardwalk gave him approval, and believed he had reassurance from Chris Brittle, and someone named "Diana" at Boardwalk that everything is "fine." Chair discusses that approvals should always come in writing. WORK STILL SUBJECT TO HARC APPROVAL PROCESS. HOMEOWNER TO PROVIDE PHOTOS TO HARC TO REVIEW WHETHER WORK COMPLIES WITH CC&R LANDSCAPE GUIDELINES. ANY NON-COMPLYING ELEMENTS MAY REQUIRE REMOVAL BY HOMEOWNER.

8. **Landscape Plan Submittals:**

- a. **Santos, 7255 Willow Creek.** Application to install paver pathway to front door, and planting bed next to driveway. Gave approval but noted that they had not specified what plants they were putting in. Resubmitted application and named 4 plants in planting bed near driveway, but it appears that they are planning on leaving the whole other side without plants, just bark and the one tree. RESUBMIT PLAN TO INCLUDE AN APPROPRIATE NUMBER OF PLANTS TO FILL MULCHED AREA. HOMEOWNER MAY NOT LEAVE SUCH WIDE BLANK AREA OF MULCH.
- b. **Valle, 7008 Alder Creek Road.** Application for freestanding arbor benches for the back yard. Recommend Approval. APPROVED.
- c. **Wong, 7024 Alder Creek Road.** Application for front and back yard work. Unable to understand drawing. MUST RESUBMIT WITH CLEARER DRAWING AND INFORMATION.
- d. **Conley, 2729 Washburn Court.** Application to repaint shutters slightly darker brown than existing color. APPROVED.

9. **Status of CC&R Violations:**

10. **HPOA** – Report from Board

11. **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.*

12. **Unfinished Business:**

13. **New Business:**

14. Discussion Items:

- a. **HPOA request that HARC waive fee to new homeowners.** Possible time limit, first 90 days? DISCUSSED. COMMITTEE APPROVES PROGRAM FOR NEW HOMEOWNERS TO SUBMIT APPLICATIONS WITHOUT FEES, SO LONG AS WITHIN FIRST 6 MONTHS OF NEW CLOSE OF ESCROW, TO ENCOURAGE NEW HOMEOWNER IMPROVEMENTS.
- b. **Summit Yards.** Chris Brittle stated he was not a fan of certain landscapes, deemed not in keeping with the overall scheme of Hiddenbrooke/Summit. Summit HOA dues pay for community gardener to maintain front yards, so it does add extra work for them. DISCUSSED. HARC COMMITTEE OPINES THAT MORE SUBTLE DISTINCTIONS IN LANDSCAPE STYLINGS ARE ISSUES BEST ADDRESSED BY SMALLER HOA, RATHER THAN HARC.
- c. **Security Screen Doors.** Do they make the area look shady? Would wrought iron gate be better? More expensive, for sure. DISCUSSED. HARC GENERALLY OPPOSES INSTALLATION OF DOOR SCREENS IN HIDDENBROOKE THAT ARE NOT FIRST AND FOREMOST AN ARTISITIC EXPRESSION, ENHANCING HOME'S ARCHITECTURE AND OVERALL NEIGHBORHOOD AESTHETIC.
- d. **Symbiosis of Approval Procedures between smaller HOA's and HARC.** Concerns Re misinformation being disseminated regarding interplay between HPOA, HARC, and specific neighborhood HOA's for landscape approval. COMMITTEE MEMBER RICHARD AUDETTE TO ACT AS LIAISON BETWEEN HARC AND HPOA IN RELATION TO PROPOSING BETTER OUTREACH AND EDUCATION, AS WELL AS MORE CONSISTENT PROCEDURES FOR COMMUNICATION BETWEEN APPROVING BOARDS, AND CONSISTENCY OF HOMEOWNER DUAL APPLICATION PROCEDURE.

15. **Adjourn 8:43 p.m.** – Next scheduled meeting Tuesday, August 16th, 2011 at 7:00 p.m.