



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, May 11, 2016
7:00 PM

1. **Call to order:** 7:08 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Gary Schwenk, Kurt Eleam (7:35pm). Absent: Stephne Elliott. Alternate Chris Brittle was not needed
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly (7:37pm)
4. **Guests:** Birgit Rickert, Bob Hopton, Doug Link
5. **Minutes:** The April 2016 minutes were previously approved and posted
6. **Items reviewed by HARC Committee in April and applicants notified**
 - a. 1852 Landmark/Wildermuth – front yard improvement
 - b. 3024 Overlook/Smith/Icabone –repaint house and replace windows with sliding doors
 - c. 4205 Summer Gate/ Jenkins – repaint house
 - d. 6170 Ashwell/ Carringotn – add patio
 - e. 5082 Staghorn/Phan – replace front lawn
 - f. 1400 Highgate/Sadhfi – add fence
 - g. 4248 Rose Arbor/Cook – add shed
7. **Solar applications approved by Chair Steven Lane**
 - a. 3076 Overlook/Porter - solar
8. **New projects:**
 - a. **2579 Marshfield/Link –replace front and back yard landscaping and remove pool and hot tub. (approved 3-0).** Mr. Link presented an extensive Allison Fleck designed plan to replace his front and back yard with xeriscape landscaping. He will also be removing a pool and spa and adding gazebo in their place. All new concrete patios and walkways will be added to provide better access for his wife who is confined to a wheel chair. Stephen Lane and Marcelline Mahern visited the site and were impressed with how comprehensive the plan is and applauded the improvements as proposed.
 - b. **4148 Summer Gate/Caldwell – repaint the house new color. (approved 3-0).** The HARC as well as the Villages HOA approved the change of color for the Caldwell's' home as follows: Body: Sherwin Williams- Threshold Taupe -#SW 7501; Trim: Creamy – SW#7012 and Accent: Tricorn Black - #SW 6258.

c. 3060 Overlook/Hopton/Rickert –add retaining wall and landscaping to front side yard. (approved 3-0) The applicants wish to replace the aging plants on a small embankment in their side front yard. In order to prevent erosion they propose adding a small retaining brick wall that matches the wall in the side yard behind the fence. The brick wall will be of a semi- circular design. They have chosen plants from the approved plants list. The Committee agreed that the proposal was appropriate but cautioned them to use trees that would grow to heights that do not conflict with the canopy of the existing trees.

d. 2300 Bennington /Croft – add horizontal fence and gate, replace landscaping as well complete work that was previously approved in 2012. (no action) Mr. Croft is the second owner of the uniquely designed smoky green custom house on Bennington. In 2012 he applied to make some major improvements to the property which included: extending the deck, creating an upper garden with stairs, adding a water feature and bocce ball court and adding planting beds. He insisted that he had obtained approval. Both the HARC administrator and the CC&R Manager could not find any application, plans or approvals on file. However through due diligence the CC&R manager was able to contact Jamie Clark, a previous HARC Chair who produced an approval letter and some photos, but no application or plans. Currently, Mr. Croft has applied to gain confirmation of approval for the items previously approved as well for a nonconforming horizontal fence which he has already installed along his back property line, a nonconforming horizontal gate and landscaping. The Committee struggled with their decision but concluded that they would take no exception to the items previously approved and outlined in the Jamie Clark letter dated January 18, 2012. However, the Committee has no idea where on the property these items will be placed and where the landscaping will be added. Therefore they will take no further action on the very unique fence and gate and new landscaping until Mr. Croft can provide a detailed drawing of his property in accordance with the current submittal guidelines.

e. 2306 Broadleigh/Sanders – extend a second story deck along the back of the house) (no action) Mr. Sanders submitted his application five days beyond the deadline and was informed that more information was required such as elevations of the back of the house and a drawing of what the extension would look like. Mr. Sanders was extremely disappointed that his project would not be getting approval as he had made arrangements for construction to begin in early June. In an effort to accommodate him, the Committee did obtain photos of the back of the house to better understand the proposal but they were not sufficient to make a decision. There were also concerns regarding the engineering of the supports. The Committee did decide that they were in favor of the concept and directed Mr. Sanders to go forward and order drawings suitable for permitting and the Committee would review them on an individual basis as soon as they were completed so he could proceed as soon as possible.

9. Upcoming Projects and Issues: -

- a. 2894 Dominion/Murphy –patio cover and change out back doors
- b. 1520 Landmark/Concepcion – add artificial turf
- c. 4248 Rose Arbor/Cook – revised shed plan
- d. 2300 Bennington/Croft – add horizontal fence, gate and other landscaping
- e. 2306 Broadleigh/Sanders – extend deck revised plan

10. Issues Discussed:

- a. **Artificial Turf in front yard:** The Committee in accordance with California State law, will accept applications to install artificial turf in front yards. The same requirements that are in effect for back yards will apply to front yards. They include: a sample of the proposed turf, the manufacturer’s guaranty and the limitations on hardscape which includes artificial turf to 70% of the front yard.
- b. **Portable toilets for construction purposes:** The Committee became aware of neighbor complaints where portable toilets are installed in front of homes where construction is taking place. The Committee will include a reference to them in the approval letters and request they be installed in the back yard when possible. Any time limit will coincide with the time allowed to complete the project.

- c. **HARC presentation at Annual Meeting:** Stephen and Marcelline will work on the presentation and get clarification regarding its length.
- d. **Respecting privacy:** The committee discussed the importance of notify residents before entering their property for any reason.
- e. **Golf Course Presentation:** The Golf Course personnel are unable to give a presentation to HARC in a timeline that is convenient for both parties. It was also noted that HARC will have access to the current room until July.
- f. **Couples' Golf Outings:** The Committee discussed the conflict between Couples Golf and the HARC meetings. It was decided that in the event the two events overlap that the HARC meeting would be pushed to 7:30 pm. Every effort will be made to avoid the overlap.

11. Minor Projects: None

12. Board Reports: Aya Aly reported that the HARC presentation for the Annual meeting was to be limited to two ages and was due by June 1st.

13. Future Meetings: The next meeting is scheduled for June 8, 2016

14. Adjourned: 8:40 pm