



Minutes APPROVED
Hiddenbrooke Architectural Review Committee (HARC)
Library, Hiddenbrooke Golf Club
Tuesday August 20, 2013 – 7:00 PM

1. **Call to order – 7:05 PM**
2. **HARC Committee Members:** Jan Elms (Manager), Shannon Elms, Stephne Elliot, Jane McWhorter, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Last meeting of HPOA there was discussion of future refinement of the CC&Rs and Design Guidelines. It was suggested that HARC take the task.
4. **Invited Guests:** Rod Sarmiento, Homeowner; Ann Murphy, Homeowner; Maria Andrews HPOA
5. **Minutes –** Approval of minutes of July, 2013 committee meeting. – Approved with slight changes
6. **Custom Home Applications for approval:** None
7. **Landscape Plan Submittals:**
 - a. Hou - 2955 Carlingford – 2nd submittal – wants to put in koi pond with additional trees, shrubs planted in back yard. 1st plan was not 5 ft from fencelines. Now putting on other side of yard and plan shows allowable distance from fence. Has also listed trees to be planted. Approved – Jan to write letter and warn of hawks, raccoons and skunks coming for fish.
 - b. Van Dam – 5046 Staghorn Dr (2nd submittal) - 1) Back yard – wants to remove grass area between 2 patio areas and cement in that area. Does not have 3 feet of setback wants to concrete entire back yard (can not be approved) as some planting bed is necessary. 2) Side yard put in 4 ft. walkway and replace stepping stones Jan Elms wrote letter, as specific plans/dimensions (blueprint) are needed (now submitted). Jan/Shannon did home visit – back yard very small and Jan talked with city. Approved side walkway but non-approval of complete cemented back yard. Jan to write letter.
 - c. Sarmiento – 6130 Ashwell – had submitted plan to do cement patio in plant back yard, to include new side gate and walkway. Jan asked for measurements and he resubmitted for meeting. Approved – Jan to write letter.
 - d. Murphy – 2894 Dominion Way – Just purchased home and wants to replant the back yard and front yard. Jan did drive-by, looks like possible foreclosure and in need of landscaping. Homeowner attended meeting and further discussed planting choices. Homeowner said she got 2 fines at \$100 each that were unwarranted because she had someone weeding and other issues. Maria said would put on hold and back off when re-landscaping is finished. Although they will be removing lawn in front, HARC approved. Jan to write letter.
 - e. Boncato- 5079 Staghorn Dr. – Homeowner claims did not know HARC approval was needed to replace bark with ginger rock in entire front yard. Jan did drive-by and would need lots of plants and coverage in order to stay. Jan has talked w/Merlin Bancato and was told not acceptable. She has paid fee but in arrears with dues/fines. Maria asked about waiving but will not until fixes are complete. Jan to do another drive-by and write letter of non-approval.
8. **Status of CC&R Violations:**
 - a. David Rodriguez, 6048 Stonehouse Dr – Cease & Desist letter was completed and forwarded to HPOA, however, they had been communicating with homeowner regarding doing work on front yard without approval. Jan communicating with him by email and attempted phone call. Have had no response from

homeowner since early July. Per Maria, is now going to small claims court to collect fines. Also an issue with crumbling stairs.

- b. 2955 Carlingford – witness saw homeowner dumping dirt (?) in open spaces behind his home and assumed he was working on yard or ? without prior approval. Cease & Desist letter has been written by Jan, sent and posted by HPOA. **Has removed dumped dirt from open space behind house, submitted plan and paid fee.**
- c. 3053 Blue Sky – reported to me by neighbor that homeowner was piling ginger rock in front yard and asked if application for work had been received by HARC. None to date. Cease & Desist letter written by Jan, sent to HPOA to post. Update: Homeowner did remove ginger rock and replanted lawn (sod) – looks nice -- OK.

9. **HPOA – Report from Board**

10. **Community Forum** -- *Anyone wishing to address 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:**

- a. Artificial Turf Issue: Jamie has submitted one sample of a higher quality turf and company, Synlawn. Jan to find time to do more research.
- b. 2909 Carlingford – tear down of room/shed, which now has been done but foundation still there. Needs removal also. Per Maria, contacted management company – need photos to prove foundation has been removed.
- c. Navarro 1948 Beltaine Court – unapproved landscape with Italian cypress impedes view for upper neighbor, whom has complained. Jan did drive-by and upper level plantings do need removed. *Jan to write letter of introduction and again approach for removal of landscape elements of complaint from neighbor.*
- d. 3016 Overlook – Blue accent paint was approved without entire HARC and is not a good color – neighbors complaining. Approved for HOA to pay up to \$350 to repaint but is at a standstill. Jan to write introduction letter and see if we can resolve.

12. **New Business:**

- a. 7064 Alder Creek – Maria had conversation with homeowner who wants to put in a hot tub. Homeowner has many outstanding violations and fees in arrears. Maria notifying HARC in case application is submitted.

13. **Discussion Items – June Plan Submittals:**

- a. 2017 Bennington – homeowner had done planting bed area in front yard. Jan did a Cease & Desist letter and hand-delivered. Front door open and homeowner and Jan had conversation. He said it was not new construction, just a redo of the existing bark that was not keeping weeds down and clean-up of plants. He then admitted the walkway (from and to nowhere) was new. Discussion with all members decided that cobblestone will look nice once plants get larger and he really didn't change existing planter. Would not pursue grievance.

14. **Adjourned: 8:50 PM** - Next scheduled meeting Tuesday, September 17, 2013 at 7:00pm.