



Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, January 13, 2016
7:00 PM

1. **Call to order:** 7:10 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Stephne Elliott, Kurt Eleam, Gary Schwenk. Alternate Chris Brittle was not needed for a quorum.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests:** Maria McKinney
5. **Minutes:** The November 2015 minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee and applicants notified**
 - a. 1775 Landmark/ Seamers – repair and replace front window
 - b. 5078 Staghorn/Land –amend previous application by moving fence
 - c. 1300 Wildwing/Wu – replace front lawn
 - d. 1555 Landmark/ Frazier – correct nonconforming fence
 - e. 7004 Alder Creek /Venegas – improvements to backyard
 - f. 6572 Deerfield/Williams – repaint house
7. **Solar/ Minor applications approved by Chair Steven Lane**
 - a. 3044 Overlook/Moore – solar
 - b. 1887 Landmark/Mendoza – solar
 - c. 5157 Carisbrooke/Allmer – solar
 - d. 1718 Landmark/Bundy – second solar system
 - e. 4071 Summer Gate Ave/ Neri – solar
 - f. 4232 Wisteria/Sampayan – solar pending
8. **New projects**
 - a. **1011 Songwood/Cervantes – add concrete patio and walkways, short wall and lawn (requested a revised plan).** Mrs. Cervantes recently made substantial improvements to her front and back yard without HARC approval. The Committee did determine that amount of concrete added is within the limit allowed. However a small retaining wall was added, landscaping was removed and replaced with lawn. It also appears she added a shed that does not meet the required setbacks. The Committee will approve the concrete patios and walkways upon receipt of a revised drawings that show the other elements of her improvements. The new drawing must include the following: a. a drawing of the newly constructed wall with the flagstone veneer that should also wrap around the entire side to match the front; b. a landscape plan that includes the new lawn with an addition of approved plants along the front of the wall and the left side of the

lawn; c. an irrigation plan for the lawn and new plants. The Committee will refer the shed to the CC&R manager for verification of approval or further action. The Committee is disappointed Mrs. Cervantes did not apply to HARC initially in order to get advice at an earlier stage in the process and avoid redoing some of the work.

- b. **1812 Landmark Drive/Flora – painted fence (approved 5-0).** Mr. Flora was notified by the CC&R Manager that the color he painted his fence was not an approved color. The Committee verified that Mr. Flora painted his fence a solid color of Cappuccino which is an approved color for semi-transparent stain only. However the only approved solid color that was Woodbridge. Because it appears, the color is the same as what was existing on the fence, the Committee approved the paint job. The Committee is recommending that Mr. Flora repaint the fence within three to five years using an approved solid color.
- c. **4237 Andover Drive/ Parker – replace landscaping is front side yard. (requested revision).** The applicant replaced a portion of her front yard. Although she obtained approval from the Villages HOA, she did not have HARC approval. In reviewing her application, the Committee determined she had not used the size of plants that HARC normally requires to avoid the appearance of large expanses of bark. The Committee is requesting a revised plan. The applicant must add several five gallons plants in the sparsely planted areas. She must also provide a list of all the plants that were planted as well as new plants that includes their size now and the size at two years. The drawing should be to scale with the plants circled to indicate the size at maturity.
- d. **2750 Overlook/McKinney – replaced decorative rock (approved 5-0).** The Committee determined that the applicants were only refreshing decorative rocks that was approved at the time they purchased the house in 2001. HARC will provide an approval letter for the files.
- e. **2664 Marshfield/Kyu –replace front lawn. (requested a revision).** Mr. Kyu applied to replace his front lawn with a variety of plants and decorative rock. He also wants to add a small retaining wall across the width of his yard. The Committee is opposed to the use of rock and is requesting he change the rocks to bark and provide a sample. He did provide a list of some of the plants with their estimated size at two years. However there would still be large expanses of bark. The Committee is requesting a revised plan, adding more plants of larger in size that will quickly cover the ground and create a more vegetated appearance.

9. **Upcoming Projects and Issues:**

- a. 2318 Pinnacle – subdivision of lot for multiple homes

10. **Board Reports:** Aya Aly

10. **Discussion items:**

- a. Marcelline presented an update to the HARC Guidelines regarding the fence maintenance and repair. The Committee reviewed all the colors and made suggestions to the wording for the update. The Committee agreed that there should only be one reference to fences in the Guidelines and an updates should contain all the pertinent information. The Committee also determined that the repair of fences and supporting pillars is the responsibility of the owner

12. **Future Meetings:** The next meeting is scheduled for February 10, 2016 at 7:00 pm.

13. **Adjourned:** 8:20 pm