



Approved – January 17, 2015

**Minutes**  
**Hiddenbrooke Architectural Review Committee (HARC)**  
**Garden Room, Hiddenbrooke Golf Club**  
**Wednesday, January 14, 2015**  
**7:00 PM**

1. **Call to order:** 7:05 PM
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern ( Administrator), Stephne Elliott, Chris Brittle
3. **HPOA Board/ CC&R Manager:** TBD
4. **Invited Guests:** Alex Young
5. **Minutes:** Approved November minutes
6. **Items approved by HPOA Board in November**  
**5070 Staghorn/Amir Maria** - landscaping  
**8364 Bennington Cour/Supnet** – patio cover  
**2021 Bennington Drive/Heckaman** - house paint – revisited and confirmed approval
7. **Solar applications and minor projects application approved by Chair Steven Lane**  
**8060 Carlisle Way/Bautista** - solar  
**1400 Highgate/Saghafi** - screen door
8. **New projects:**
  - a. **950 Lyndhurst Court / Young** – Landscape backyard, construct a pergola over patio, stain concrete, add a fire pit, grass, stepping stones and shrubs. The application fee was waived as he is a new owner. His project was approved (4 to 0) with a stipulation that he notify the committee of the exact materials he is going to use such as the type of stepping stones, the type of plants , size of the plants and the style of the fire pit. The committee suggested he use crushed granite as a base for the fire pit; that he refer to the approved plant list and he install a drip irrigation system to the plants. It was also suggested that he enhance the soil around the iron fence for his planting rather than a raised area of stone which would be less attractive when viewed from the Golf Course.
  - b. **2724 Olivewood Drive/Jenkins** – Replace railing around deck and install artificial turf. Application fee paid. Their project was approved (4 to 0). Their application included adding 1700+ square feet of artificial turf which complied with the CC&R limitations. They contracted with Heavenly Greens which has a high quality turf product known for its use with pets. The committee would like to add this product to its approved list of artificial turf.
  - c. **2618 Marshfield Drive/Sandhu** – (Fines and Fees paid) – removal of dead grass, installation of sod, removal of plants and trees and addition of cement. The application was denied (4 to 0). The applicant did not need approval for installing the sod as he replaced what was there. However the addition of cement was twice the amount allowed by the Design Guidelines/CC&Rs. He also did not submit a list of the plants/trees to be used to replace those removed. Therefore the committee is requiring a resubmittal with a list of mitigation measures to bring his front lawn into compliance.

d. **2033 Bennington Drive/ Ocampo** – resubmittal – addition of second shed and screening of second shed. Fees paid. Approved ( 4 to 0). The new plan indicated the installation of the shed per the required setbacks and proper screening with a trellis and plants on the Golf Course side of the shed.

9. **Upcoming Projects and Issues:**

a. **1797 Durrow Court/Sohal** - Large custom home and covered pool.

A preliminary presentation was made in September. Comments were received and the applicant is expected to return in a few months with an update.

b. **3052 Overlook/ Xu** – replace front lawn

c. **1896 Landmark/Zhang** – resubmittal of extensive upgrade to front and back yards

10. **Inquiry**

There was one inquiry that did not require a submittal:

a. **2563 Shadetree/Cheung** – replace mailbox

11. **New item for discussion:**

a. **Artificial turf**

The Committee approved the use of Heavenly Greens as an approved artificial turf product along with SynLawn Fescuse. Samples from SynLawn ( SF 254 and SF 256) and the Heavenly Greens Field Turf were reviewed. They will be added to Hiddenbrooke webpage section regarding artificial turf. It was also discussed if artificial turf is a " hardscape". Other topics raised for possible discussion include revisiting coverage requirements for back yards and allowing artificial turf in the front yards. However further research will be conducted before any recommendations are made.

12. **Board Reports:**

There is currently no HPOA board liaison or CC&R liaison to give reports.

13. **Future Meetings:** The next meeting is scheduled for February 11, 2015 at 7:00PM

14. **Adjourned:** 8:30PM