



**APPROVED
Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, February 11, 2015
7:00 PM**

1. **Call to order:** 7:10 PM
2. **HARC Committee Members:** Marcelline Mahern (Administrator),
Stephne Elliott, Chris Brittle. Absent: Stephen Lane, Chair
3. **HPOA Board/ CC&R Manager:** Aya Aly, HPOA Board liason;
4. **Invited Guests:** Melinda and Art Mares, applicants
5. **Minutes:** November and January minutes were approved prior to the meeting
6. **Items approved by HPOA Board in January and applicants notified:**
950 Lyndhurst/ Alex Young Back yard landscaping and pergola
2724 Olivewood/ Jenkins – installation of artificial turf in back yard
2033 Bennington/ Ocampo – second shed in side yard
2021 Bennington/ Heckaman – confirmation of previous approval – house paint
7. **Items denied and request for resubmittal:**
2618 Marshfield/ Sandhu – addition of cement and front yard landscaping
8. **Solar applications approved by Chair Steven Lane:**
None
9. **New projects:**
 - a. **1212 Landmark/ Mares** – construction of retaining wall (approved 3 to 0)
Melinda and Art Mares have experienced a drainage problem from an embankment along the right side of their property. They requested approval to construct a retaining wall and drainage system to correct the problem. The wall would run 135 feet from their rear fence to front side walk. In the back yard the wall would be 28 inches high of concrete filled cinder block covered in stucco and painted to match the house. The wall is of similar construction in the front yard but only 16 inches tall. The entire wall will include a terracotta colored cap to match the tile roof of the home. Landscaping will be added with plants from the approved plant list. At a future date the Mares will apply to replace the front wood fence with a concrete filled cinder block wall to match the retaining and a gate element that is consistent with the style of their home. The committee

requested when they return to provide dimensions, materials and color samples. No additional fee will be required.

- b. **1563 Landmark Drive/Arrozal** – new fence and gate (approved 3 to 0). The Arrozal installed a new fence and gate at their driveway because the existing one rotted out. They chose a design that had a slightly different lattice element. They were cited for a violation. The committee decided the fence was very attractive approved the application to vary the fence.
- c. **1896 Landmark Drive/ Zhang** – new landscaping for front and rear yard. (approved 3 to 0 with conditions). Elaine Zhang resubmitted a landscape plan for the front, side and rear yards. The committee approved the scale of work proposed along with the addition of a gazebo in the back yard. This yard is extremely large and can support amount of planting in the revised plan. The committee did recommend that the applicant use another plant in the small front yard. Instead of succulents, carpet roses or creeping rosemary(prostrate rosemary) would be blend with the existing lavender and rosemary.
- d. **3052 Overlook Drive/Xu** – replace landscaping in front yard. (approved 3 to 0 with conditions) The applicant had removed the ground cover in the front yard and was proposing to plant large plants in plastic planters that would surrounded with black bark and add a drip irrigation system to conserve water. The committee is directing the applicant to plant directly in the ground and eliminate the plastic pot in the front yard. The plants should be planted four feet in every direction to achieve the appearance of a vegetated area. Due to the size of the yard, the bark should be a natural color and not black. The committee approved the front and side yards as submitted.
- e. **2618 Marshfield Road/ Sandhu** – add cement and replace trees and landscaping (denied 3 to 0 and request a second resubmittal). The committee has interpreted the guidelines regarding expanding the cement area to mean any cement adjacent to the driveway cannot exceed 80 feet in area. The existing walkway is already approximately 71 square feet and he is proposing adding another 83 feet. The revised plan was also included a very rough sketch that difficult to read. Therefore the committee is requesting a second revision that significantly reduces the amount of concrete. The applicant should also provide a list of plants that replace those removed as well as the types of trees to be replanted. The revised plan should be typed or legibly printed so the committee can better understand what is being proposed.

10. Upcoming Projects:

- a. **1797 Durrow Court** - 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. **1567 Landmark Drive** – Wimsatt – solar installation

10. Minor Projects:

There minor prwas oneobjects approved that did not require a submittal:

- a. **6650 Chalk Hill/ Velasquez** – replaced sod in back yard.

11. Issues Discussed:

- a. The committee discussed the issue of homes that do not have an approved landscape plan on file. The committee believes that a substantial number of homes do not have plans which might present a problem when a new owner replaces what is existing. It was decided that the best option was to review each case as it came to our attention either by application or referral.
- b. The webpage will be modified to include the new artificial turf samples and any revision to the recommended plant list.

12. Board Reports:

The committee welcomed the new HPOA Board liaison, Aya Aly. Aya will be reporting HARC decision to the board as well as relay Board information to the committee.

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

14. Adjourned: 8:40PM