



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, March 9, 2016
7:00 PM

1. **Call to order:** 7:00 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Kurt Eleam, Chris Brittle. Absent: Stephne Elliott and Gary Schwenk
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests: None**
5. **Minutes:** The February minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee and applicants notified**
 - a. 2664 Marshfield/Kyu – replace lawn
 - b. 4237 Andover/Parker – replace side landscaping
7. **Solar/ Minor applications approved by Chair Steven Lane**
 - a. 2813 Olivewood/ Finklestein – solar
 - b. 1855 Landmark/Layson –solar
 - c. 1320 Wildwing/ Thompson - solar
8. **New projects:**
 - a. **2567 Marshfield/Shaw – replace dead lawn, add corner landscaped area and remove tree (approved 4-0).** A portion of the applicant’s front lawn is dead due to a shallow root system of an existing tree. Therefore they are proposing to replace the dead area with a variety of drought tolerant plants, decorative rocks and bark. They contacted the City regarding the tree and were told they could remove it without having to replace it. They will replace the existing lawn with new sod and add a flower bed near the front sidewalk. The Committee was in favor of the improvements. They did recommend that they add some vegetation to the new are if in the future the new plants did not grow to the size expected.

- b. **1507 Landmark /D'Agostino – addition of ginger rock along driveway - On Hold**
- c. **8472 Bennington court/ Jose – addition of artificial turf in small backyard. (approved 4-0).** The applicant had added artificial turf to the small backyard with the approval of the Reflections HOA. Now she was seeking HARC approval. Although the resulting hardscape area did slightly exceed the standard, the Committee approved the addition as the yard was so small and the turf filled in the area around the stone patio nicely. The Committee did recommend that the planted area be enhanced with either in-ground planting or large planters
- d. **3024 Overlook Drive/ Smith /Icabone – replace existing front yard landscaping, move tree to front yard, trim existing trees and replace existing backyard patio with new pavers and lawn. (approved 4-0).** There was some confusion regarding the work conducted on the front yard. The applicants provided photos of the yard as it existed when they purchased the property. They replaced the bark and existing dead plants, They also hired a professional arborist to trim the trees and move one to the front yard. They added fruitless olive trees. Additionally they are replacing the damaged patio with new pavers and a new lawn reducing the overall hardscape. The Committee was in favor of all the improvements with the recommendation that they add more plants to the front if the new plants did not fill in as anticipated. They produced photos of their vision for the front yard based on a home they previously owned and it was well received by the Committee.

9. **Upcoming Projects and Issues:** None

10. **Board Reports:** Aya reported that she had contacted Mr. Sowell about attending the next closed session of the HPOA Board. She confirmed that satellite dishes did no need approval. The Board also wants to make sure the new language regarding fence stains is included on the web this month. Aya also reported which residents were being fined due to failure to complete HARC directives.

11. **Discussion items:**

- a. Marcelline inquired if she should change the Fence document now that Ace Hardware was leaving Hiddenbrooke. The Committee said to leave it is as and have the Web updated to assist those wanting to maintain their fences this spring.
- b. Stephen will prepare an article for the Hiddenbrooke News and have it to Elizabeth by March 29th.
- c. The Committee recommended that the HPOA box be checked regularly starting the first of the month to ensure all applications are received in a timely manner.

12. **Future Meetings:** The next meeting is scheduled for April 13, 2016 .

13. **Adjourned:** 7:35PM