



APPROVED

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

1. **Call to order:** 7:04 PM
2. **HARC Committee Members:** Steven Lane (Chair), Stephne Elliott, Chris Brittle
Absent: Marcelline Mahern
3. **HPOA Board/ CC&R Manager:** Absent - HPOA Board liaison: Aya Aly
4. **Invited Guests:** Mrs. Sandhu, Jim Mahern
5. **Minutes:** February minutes were approved prior to the meeting
6. **Items approved by HARC Committee in February and applicants notified:**
 - 1212 Landmark/ Mares – retaining wall
 - 1563 Landmark/Arrozal – nonconforming fence
 - 3052 Overlook/ Xu – landscape plan
 - 1896 Landmark/ Zhang – landscape plan
7. **Items denied and request for resubmittal:**
 - 2618 Marshfield/Sandhu – addition of cement and front yard landscaping
8. **Solar applications by Chair Steven Lane**
 - 1567 Landmark/ Wimsatt – solar
 - 2850 Thornbury/Cavole – solar
 - 5014 Staghorn/Davis – solar
 - 1455 Landmark/DiMaggio –solar
9. **New projects:**
 - a. **1658 Landmark/Lozada - tree removal and nonconforming gate (approved 3 to 0)**

Mr. and Mrs. Lozada requested approval to remove two cypress trees on the street side of their garage as it was eroding the stone work. They also wanted to remove and replace a mature tree as it damaged by the wind and created a hazard. During site visits it was also determined that their gate was nonconforming. The committee approved the removal of the cypress trees . The City street tree that was severely chopped on the left side of the driveway must be replaced with the same tree or another tree on the City’s approved list of street trees. Sycamores are no longer approved for Hiddenbrooke. The committee noted that some trees on Landmark have been replaced with a Chinese

Pistache. They further directed the owners to grind and remove the roots before replanting. The owners must also water the new trees to ensure it survives. The fence gate is to be replaced with a conforming gate that is constructed similar to the existing fence and includes lattice work on the upper portion.

b. 2618 Marshfield/ Sandhu – addition of cement and landscaping of front yard. (approved 3 to 0)

The applicants installed a large section of cement along their driveway and front fence that was in excess of the amount of cement allowed in the Design Guidelines. A letter had been sent to the owners directing them to provide a drawing to indicate the amount of cement that was poured. Prior to providing the information, the applicant removed a large portion of the cement. The remaining portion was approved by the committee. In addition, the committee required that plants be added along the perimeter of the new cement to make it less visible. The committee further directed the applicants to refer to the approved plant list and replace the plants along the left side of their front lawn. They agreed. The committee was also concerned with the condition of a mature tree that was severely trimmed. The owner agreed to replace it if it did not survive with an approved tree. Replacement of the small tree that was removed on the right side of the driveway was required. The fruit tree requested by Mrs. Sandhu was acceptable to the committee as long as it was a viable distance from the existing tree.

9. Upcoming Projects and Issues:

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.

10. Minor Projects:

There was one minor projects approved that did not require a submittal:

a. 1402 Highgate Road/ Alesna – the installation of a water softener

11. Issues Discussed:

a. The committee is continuing to gather information to make a recommendation to the Board regarding the use of artificial turf.

b. Items regarding the timing to complete approved projects was tabled.

12. Board Reports: none

13. Future Meetings: The next meeting is scheduled for Wednesday, April 8, 2015 .

14. Adjourned: 7:35 PM