



## MINUTES

### Hiddenbrooke Architectural Review Committee (HARC)

Library, Hiddenbrooke Golf Club

Tuesday March 18, 2014 – 7:00 PM

1. **Call to order – 7:13 PM – locked out and had meeting in Women’s Locker Rm**
2. **HARC Committee Members:** Jan Elms (Manager), Shannon Elms, Stephne Elliot, Unable to Attend: Steve Lane, Allen Wildermuth (Alternate)
3. **HPOA Board/Other:** Maria Andrews HPOA, unable to attend
4. **Invited Guests:**
5. **Minutes –** Approval of minutes of February 18, 2014 committee meeting. APPROVED
6. **Custom Home Applications for approval:** Alex Bessobaba, 951 Lyndhurst – New property owner bringing plan to meeting for the construction of a custom home. Plans quickly reviewed and asked for further review by Steve Lane – at first glance did not look to adhere to expectations for a custom lot & home. **Update:** Jan had conversation with realtor and home designer and found the plans to be for a modular/manufactured home. Jan did tell realtor and designer that it is not approved for Hiddenbrooke. Jan did drive-by of lot – very low/small and does back up to golf course.: Result: Modular/manufactured house not allowed
7. **Landscape Plan Submittals:**
  - a. Rodriguez – 6048 Stonehouse Dr. – has been ongoing for a couple of years and is now submitting a plan for planting. Has gone to small claims negotiations and told to complete by April 14, 2014. Update: Jan sent letter of approval with contingencies to complete by 4/14/14: Update by email, 4/14: homeowner has completed w/exception of sprinkler problem area and 1 plant.
  - b. Frani-Warren – 2749 Overlook Dr. – submitted plan for solar system. Jan did drive-by and looks like position of panels to be slightly visible by street but needs efficient location. JE sent approval letter.
8. **Status of CC&R Violations:**
  - a. Heckmann 2039 Bennington – Needs deadline done by June – won’t reverse fines if not. Maria to follow with letter to homeowner. **Need update:** Jan did drive-by and looks really bad without completion of new landscape – homeowner in communication with HPOA re: flowers
  - b. Rayon 1735 Landmark Drive – (see Violations) Has submitted an application and \$50 fee for the construction of a new fence. It had been done prior to approval. Does not match existing fences. Jan to write letter not approving of fence/gate as is. Must add lattice work on top and stain appropriate color. Wider gateway is acceptable. Jan and Steve to do drive-by. **Update:** Jan did drive-by and does look out of place. Letter was written to correct. Have not heard any response.
9. **HPOA –** Report from Board – Jan’s write-ups for white picket fences in Village and artificial turf has gone out to HPOA members for revisions and approval. Update: Jan has been sent changes from HPOA for final approval. Jan to finalize write-ups with changes and resubmit. **Update:** Jan has sent revisions and asked for further revisions.

**Former issues:** Need Update and resolution.

1) 6383 Newhaven has all cement back yard; **Villa HOA to address??**

2) 6371 Newhaven throwing cigarette butts into courtyard – littering; Per Maria – is not going to take to HPOA violations because Villa HOA should handle. Shannon?

3) 2923 and 2927 Carlingford – rock landscaping a problem. Jan to check on approval or what happened – violations?. Believe one wanted to match rock of neighbor and put in entire parkway and went ahead and did it. Jan wrote letter said don't follow neighbor but OK if heavily planted. Did neighbor go to violation as it looked like they removed all vegetation from rock area. **Update:** Jan did drive-by 2923 and looks to have planted rock parkway but could be more, but does look neat and clean. 2927 has not changed.

10. **Community Forum** -- *Anyone wishing to address Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HARC may speak now. Each speaker should state his/her name, and address for the record. Each speaker is limited to three minutes. Secretary will track the time.*

11. **Unfinished Business:**

a.

12. **New Business:**

- a. 2001 Bennington – Mary Lu – fence needed stain/paint and when power washed the fence deteriorated. Now replacing the fence and supposed to exchange to same style, wood, etc. HPOA OK without submitting to HARC. Per Maria they replaced like for like and no HARC approval is necessary. **Update:** Jan did drive-by and fence looks good but stain?? And do we or can we do anything about it – or do we want to.

13. **Discussion Items:**

- a. Shannon would like to add some colors to stain approvals and has been researching brands and current selections. Some are very red (this color to be avoided) and some would like to turn in to Ace so they have available for the consumer. **Update:** Shannon has done research re: current and possible future changes in stain selection – will present. Update: Need more discussion w/HPOA who has written violation letters. Shannon has spoken with ACE and we need coordinate final decisions of colors, brands, and stocking.

14. **Adjourned: 8:05 PM** - Next scheduled meeting Tuesday, April 15, 2014 at 7:00pm.