



Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, April 8, 2015
7:00 PM

1. **Call to order:** 7:10pm
2. **HARC Committee Members:** Stephen Lane (Chair), Marcelline Mahern (Administrator), Chris Brittle, Stephne Elliott (arrived 7:45 pm). Absent: Aya Aly (HPOA liaison)
3. **HPOA Board/ CC&R Manager:** None
4. **Guests/ applicants:** Judi Land, Gayla and Tom Di Maggio, Darlene Galindo, Patrick and Rick Larsen, Chris Patton and Joyce Estes
5. **Minutes:** The March minutes were approved and posted prior to the meeting
6. **Items approved by HARC Committee in March and applicant notified**
2618 Marshfield Road/Sandu – front yard landscaping and addition of cement
1658 Landmark/Lozada – tree removal and nonconforming gate
7. **Solar applications approved by Chair Stephen Lane**
3005 Overlook Drive/Solomon
2575 Marshfield Road/Pfann
5124 Carisbrooke Lane/ Pfann
4215 Rose Arbor/ Pfann
2327 Lansdowne Lane/ Virgino
8. **New projects:**
 - a. **2756 Overlook/ Hendl-** repaint house with new colors. (denied 3 to 0)
Mr. Hendl provided paint samples that have not been observed in the Masters subdivision. The committee is requesting larger paint samples or the opportunity to view the paint on sections of the actual house. The proposed house color, Jungle Khaki looked green in some light and was difficult to determine the true tone. The shade of blue proposed for the trim was especially concerning as blue has been avoided in the past. It was also noted that the garage should definitely not be painted the same blue as the trim but in the lighter trim color or the same as the body of the house. The committee is asking that he provide the information and resubmit his application.
 - b. **5078 Staghorn/ Land** – replace backyard patio and sidewalk on side of house in front and back. (approved 3 to 0). The applicant is replacing the existing lawn and planted borders with new sod and plants chosen from the approved plant list. This area is over 60% of her back yard. The remaining yard which is currently made up of irregular pavers is being replaced with stamped concrete. She is also adding a new sidewalk in the front of the house that runs from the driveway to the gate.

c. **2843 Olivewood Drive/ Lopez** – backyard landscaping, addition of cement and cement walkway and a shed (denied 3 to 0). The committee had multiple questions regarding the plan. The main issues were: the percentage amount of cement versus the overall backyard; the visibility of the shed from the street; and the side yard setback for sheds. The committee is asking for a revised plan that addresses the concerns.

d. **1544 Landmark/DiMaggio** – backyard landscaping and patio. (approved 3 to 0). The applicants are proposing to completely remodel their backyard. They recently purchased the house and want a yard they can use and enjoy. The yard currently is a mixture of dead grass, large pavers and weeds. They are planning on a cement patio with large borders of approved plants and trees around the perimeter. They also want to add a walkway to the front fence gate. In general their yard is small and offers little opportunity to have a usable patio and fall within the 50% limitation on cement. Although the home backs up to the golf course, it cannot be seen.

e. **4111 Summergate Ave./Galindo** – house paint and patio (approved 3 to 0). The applicants live in the Villages subdivision and had approval from their HOA. They were applying to change the color of the house and add a small patio to the backyard. They provided very large paint samples and photos of the house with a sample of the paint. The proposed patio fell within the 50% cement guideline and would give them a nice usable area for furniture.

f. **6691 Chalk Hill/ Patton** – addition of backyard patio (approved 3 to 0). The applicant lives in the Summitt and had the approval of the HOA. He is proposing to add a stamped and colored concrete patio. His yard is currently unimproved. The patio will provide a usable area for furniture, etc. He will come back to the committee when he is ready to add landscaping using the approved plant and tree list a guide.

g. **5042 Staghorn/Larsen** – change color of house paint trim only (approved 3 to 0). This was treated as a minor project and no application was provided per Stephen Lane. The Larsens did provide samples of the colors.

9. **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. Stephen Lane is to contact them as it has been over six months since their presentation.

b. **2627 Feldspar/Lee**

c. **4056 Nottingham/Paladini**

d. **6383 Newhaven/Hanelik**

e. **1658 Landmark/Lozada**

10. **Issues Discussed and recommendations to the Board**

A. Artificial Turf

a. Artificial Turf Samples:

The Committee previously approved the use of Heavenly Greens Field Turf and SynLawn Fescue (SF 254 and SF 256) as approved artificial turf products. These samples are to be included in the overall recommendation to the Board.

b. Use of Artificial turf in backyards.

The Committee is recommending that the amount of artificial turf be allowed as follows:

- 25 % (small yards) to 30% (large yards) of the back and side yards are to be in irrigateable landscaping, meeting the overall tree requirement and according to the approved plant and tree list.
- No more than 50% of the back and side yards can be concrete or a non-pervious substance.

- Artificial turf or artificial turf combined with a non-pervious surface is allowed up to 75% of the yard for small yards and 70% of the yard for large yards.
- Samples must be provided with any HARC application if they are not one of the approved products.
- All artificial must have at least a 15 year warranty and proof of warranty provided to HARC.

c. Front yards - The committee is not recommending artificial turf for front yards at this time. HARC will evaluate the various products and their durability and appearance for at least 24 months. The Committee is considering the option that the HPOA allow the use of natural zero-scape or ground cover for front yards in lieu of natural grass to conserve water. Additional review and research to be done before a detailed recommendation is provided to the HPOA Board for approval.

B. Time limits on approvals

The Committee is recommending that a time limit on all approvals depending on the nature and extent of the work being proposed be imposed by the Board. It was suggested that each construction project must commence within one year of the approval and be completed within two years. Smaller landscaping projects will have time limitations based on a case by case basis. Project not completed within the time limit given as a condition of approval will require a resubmittal and new fee.

11. Minor Projects:

There were no other minor projects.

12. Board Reports: NONE

13. Future Meetings: The next meeting is scheduled for May 13, 2015

14. Adjourned: 9:00 pm