



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday, April 13, 2016

7:00 PM

1. **Call to order:** 7:35 PM
2. **HARC Committee Members:** Marcelline Mahern (Administrator), Stephne Elliott, Chris Brittle, Kurt Eleam, Stephen Lane (7:50). Absent: Gary Schwenk, Aya Aly
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Maria Andrews
4. **Guests:** Jen Pollard, Allen Wildermuth, Douglas Link, Tom Icabone
5. **Minutes:** The March 2016 minutes were previously approved and posted
6. **Items reviewed by HARC Committee in March and applicants notified**
 - a. 2567 Marshfield/Shaw – front lawn improvements
 - b. 1507 Landmark/D’Agostino – addition of ginger rock as accent
 - c. 8472 Bennington Court/ Jose – addition of artificial turf in backyard
 - d. 3024 Overlook/Smith/Icabone – front yard improvements
7. **Solar applications approved by Chair Steven Lane**
 - a. 4238 Rose Arbor/Pingol – solar
 - b. 1749 Durrow Court/Ashley – second solar
 - c. 3048 Overlook/Hernandez - solar
8. **New projects:**
 - A. **1852 Landmark/Wildermuth – replace front lawn with xeriscape.** (approved 4 -0). The Wildermuths proposed an Allison Fleck designed landscape plan. It involves removing the existing lawns, plants and bushes. Two garden walls will be added to create a tiered area that corrects run-off from irrigation and rain. Stamped bull nose concrete steps are added. Plants are selected from the Hiddenbrooke Landscape and Design Guidelines . They will install a drip system. Black bark will serve as an accent ground cover. The Committee was very impressed with the design and approved it unanimously.
 - B. **3024 Overlook/Smith/Icabone** 1. replace windows in back with doors and 2. repaint house

1. **approved (4-0)** The applicants proposed to remove two sets of windows on the second floor in the back of their home with sliding glass doors. The Committee believed the request was appropriate and approved it
 2. **approved with conditions (5-0)** The applicants provided samples and photos depicting the proposed new paint color for the body of the house and the trim. However they had not decided whether to change the color of the shutters. The Committee approved Behr: Mocha Accent,720D-5 for the body and Behr: Palais white,Gr-W15 for the trim. The applicants must return with the color of the shutters once their decision is made.
- C. 4205 Summer Gate/Jensen – change color of house. (approved 5-0).** The applicant provided brush outs of the proposed house paint color. However the Committee felt the color was not easily apparent under the lighting in the meeting room.. Stephne Elliott and Marcelline Mahern volunteered to visit the house with the color sample which they did on Thursday, April 14th. The committee agreed to defer to their decision . They determined the color was more in the grey tone and was appropriate with the cream trim. The applicant had obtained approval from the Village HOA. The approved colors are as follows: Main body: Sherwin Williams Retreat-HGSW3283 and trim: Valspar Chef White-7002-15
- D. 6170 Ashwell/Carrington – add patio to backyard (pending approved 5-0).** The Carringtons live in the Fairway Villas but they do not have approval from their HOA. However the Committee reviewed the application and approved it pending approval from the Villas HOA. The committee felt their proposal was appropriate for the property and consistent within the neighborhood. Their yard is very small and although they exceed the recommended amount of concrete, they have few other options. They are adding plants along the perimeter of the fence and around an existing tree. They will provide proper drainage.
- E. 5082 Staghorn/Phan – replace front lawn (denied 5-0).** The Committee is requiring the applicants to return with a revised plan. They determined that the plan was under planted and contained inappropriate elements. The Committee felt that two dry creek beds on such a small yard was not warranted. The side yard was too narrow for the addition of five flax bushes and the creek bed. The area already contained excessive concrete. The Committee would like to see more plants and less hardscape. The front was also under planted. Bark is only supposed to be an accent to the plants and flowers and not the main element. The committee suggests more shrub-like plants that will cover the area with a vegetated appearance. The Committee recommends the applicants seek the advice from a local nursery.
- F. 1400 Highgate/Saghafi - add a second fence along the side of the house. (denied 4-1).** The applicant was recently informed by the City of Vallejo that the property along the side of the house was not the responsibility of the City to maintain. The applicant was to assume the maintenance of the area and therefore wanted to enclose most of the area within a new fence. The Committee determined that the fence would be too close to the sidewalk and would look out of place. The applicant should plant drought tolerant plants and maintain the area
- G. 2579 Marshfield/Link – replace front yard, back yard, koi pond and pool with xeriscape landscaping.** The review will be continued until the next meeting as the information was received after the deadline and the Committee needed more time to review.
- H. 4248 Rose Arbor/Cook – add shed in backyard. (approved with conditions 5-0)** The applicant lives in the Villages and obtained their HOA approval with conditions. The application is for the addition of an 8 x 8 x10 foot shed in their very small backyard. The location of the shed did not meet the required five foot setbacks from the neighboring property lines but the Committee is willing to consider waiving the 5 foot setback if other conditions can be met. The Committee is concerned about the visibility of the shed from the neighboring yards and possibly the street. A

resubmittal is requested with the following options: Choosing a smaller shed (smaller than 8x8) that does not exceed eight feet in height; and/or adding a trellis or plants to screen the shed from the neighbors to the side.

I. 1961 Beltaine/Sowell – ongoing issue with failure to install new landscape per approved plan

Mr. Sowell is requesting to change out the pea gravel in his front yard with ginger rock (a sample needs to be submitted in the size proposed). The Committee will consider his request once he makes the changes to install his yard as approved with comments as indicated in the letter of August 12, 2016. Namely adding more plants that will fill up the area as shown on his approved plan, replacing the dead plants, removing rocks around the plants (to the two year drip line), around the tree (5 feet diameter) and along the sidewalk (12 to 24 inches), adding mulch around the plants to encourage growth and extending the planted area in front of the house as noted in the referenced approval and letters.

9. Minor projects approved by the Chair

- a. 2358 Lansdowne/Carhidi-Wise – paint house same color

10. Upcoming Project:

- a. 1817 Landmark/Peralta – replace front yard with drought tolerant plants and bark

11. Discussion Issues:

a. Artificial turf in the front lawns

Stephen will verify that HOA cannot deny use of artificial turf in front lawns. The Committee will then establish guidelines similar to those in place for artificial turf in the back and side yards.

12. **Board Reports:** none

13. **Future Meetings:** The next meeting is scheduled for May 11, 2016

14. **Adjourned:** 8:50 PM