



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, May 13, 2015
7:00 PM**

1. **Call to order:** 7:15 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator),
Stephne Elliott Absent: Chris Brittle and Aya Aly (liaison)
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: None
4. **Guests:** Pat Hendl, Joyce Estes, Melissa and David Bixby-Fields, Tony and Stephanie Sowell and their landscaper, William and Patricia Pfann.
5. **Minutes:** The April minutes were previously approved and posted
6. **Items reviewed by HARC Committee in April and applicant notified**
 - 2756 Overlook/Hendl/ house paint – requested revision
 - 5078 Staghorn/Land/replace backyard patio- approved
 - 2843 Olivewood/Lopez/patio and shed – requested revision
 - 1544 Landmark/DiMaggio/patio and landscaping – approved
 - 4111 Summergate/Galindo/change house paint color and add patio – approved
 - 6691 Chalk Hill/Patton/ add patio – approved
 - 5042 Staghorn/Larsen/change paint trim color – approved
7. **Solar applications approved by Chair Steven Lane**
 - 1212 Landmark/Mares
 - 1250 Wildwing/Johnson
 - 5066 Staghorn/Frey
 - 2409 Rushcreek/Asfour
8. **New or revised projects:**
 - a. **2756 Overlook Drive/Hendl** – change color of house paint. (approved 3 -0)
Mr.Hendl provided larger paint samples that were better examples of the colors. He also confirmed that the garage door was to be painted the color of the house. The color for the body of the house is Benjamin Moore 2142-50 Gray mirage, the shutters and front door are in BM2135-30 nocturnal gray and the rest of the trim is BM2158-70 cream froth. Approval valid for nine months.

- b. 2756 Overlook Drive/Hendl** – replace front lawn with xeriscape plan. (approved 3-0 subject to revisions)
 The Committee was in favor of replacing the front and side lawn with a water conservation plan. The choice of ground cover was acceptable as well as the grasses , annuals and perennials. However the committee had concerns with the amount of succulents proposed and strongly encouraged the applicant to reduce the amount of succulents and consider plants that are more prevalent in Northern California such as: ceanothus, lavender, rosemary, lantana, agapanthus, society garlic. The committee is referring the project to the Board for final approval. Mr. Hendl has received approval from the Solano County Water Rebate Program and needs HARC/HPOA approval by June.
- c. 4056 Nottingham Court/Paladini** – replace and enlarge patio and install retractable awning. (approved 3 -0 pending additional information)
 The applicant proposes to replace broken and unsafe flagstone with stamped colored concrete. As this a small yard the concrete exceeds the allowable amount. The Committee recognizes the situation and approved the new patio design subject to the following revisions: attempt to reduce the size of the patio to 75% of the total back yard by widening the planter area along the back fence from 16 inches to 24 inches to allow room for the plants to grow; enlarge the four planter areas near the French doors to provide a larger growth area for the plants to grow and flourish, provide a sample of the proposed concrete (Burgundy and black) to the HARC Chair for review. The retractable awning was included in the approval.
- d. 2408 Waterfall/Estes** – replace 1100 square feet of lawn in the back and side yards with artificial turf. (approved 3 -0)
 In an effort to conserve water, the applicant proposes to remove the existing back and side yards with artificial turf. They choose Heavenly Greens Field Turf a product previously approved by the committee. The turf is supported with a fifteen year warranty. This project falls well within the current guidelines for hardscape. The approval is valid for nine months.
- e. 4162 Summergate Ave/ Bixby-Fields** – install a patio cover. (approved 3 -0)
 The applicants propose to install a 14 x 9 foot cover between the side doors in the rear of the home. The applicants have the approval from their HOA in The Villages. Approval is valid for eighteen months.
- f. 5047 Staghorn/Batiuk** – Change house paint color (approved 3 -0)
 The committee approved the following colors: House – Sherwin Williams Ecc -17-1 Cottage Walk, wood facia, front and garage doors – SW 7020 Black Fox , window trim – SW Lovely Lace custom blend. Approval valid for nine months.
- g. 1896 Landmark/Zhang** – change in previously approved gazebo (approved 3 – 0)
 The applicant had obtained HARC approval for a gazebo that was recently discontinued. She then supplied three options for the committee’s review. All three are approved subject to availability. She is to provide a rendering of the one she chooses.
- h. 2532 Marshfield Road/Pace** – construct a swimming pool, hot tub and solar panels. (approved 3 – 0)
 Mr. Pace submitted a well-organized application for a swimming pool and hot tub. The pool will be surrounded with concrete decking and new landscaping. He is also seeking approval for a trellis style patio cover and built-in barbeque which is to be completed at a later date. The property backs up to open space which offsets the amount of concrete. Well planned drainage is provided along with a small retaining wall to correct current grading and drainage issues. The pool will be heated by solar panels. The project is subject to the following time limits: commencement within one year of the approval letter with completion within eighteen months.
- i. 1961 Beltaine/ Sowell** – replace front and back lawn with xeriscape. (approved 3 -0 subject to revised choice of rocks for ground cover)

The application is for xeriscape plan to replace the grass portion of the front and back yards. Pavers are to be added to the back yard in addition to the existing patio. The plan calls for an appropriate selection and amount of plants. However the committee was not in favor of the selection of rocks that serve as cover around the plants. The application is to be forwarded to the HPOA. Mr. Sowell will bring an alternative rock selection for the Board to approve.

j. 2843 Olivewood/Lopez – revised backyard landscaping only (approved 3 -0)

The committee agreed to allow the applicant to complete the landscaping and patio portion of the project subject to clarification of the diagram. Mr. Lopez provided the revised diagram on May 15, 2015. He will resubmit a plan for the shed at a later date. The approval for the yard is valid for nine months.

k. 2762 Overlook Drive/ Grouf –remove shrubs in driveway and add concrete (postponed until application is complete)

l. 3052 Overlook/ Xu – replace plants in front yard. (denied 3 -0)

The applicant provided photos of plants she is proposing. The plants are not acceptable. They are not the size recommended nor are they on the approved list. She will be informed that unless she completes her project with approved plants within 30 days she will be in violation.

9. Upcoming Projects

- a. 1658 Landmark/Lozada – second story deck
- b. 2627 Feldspar/ Lee
- c. 4104 Summergate Ave/ Sangha – replace bark with rock

10. Issues discussed:

Stephen to prepare resolutions for HPOA Board re: artificial turf, time limits on approvals, xeriscape and specifications for submittals.

11. Minor Projects:

There were no minor projects

12. Board Reports:

None

13. Future Meetings: The next meeting is scheduled for Wednesday June 10, 2015

14. Adjourned: 9:00 PM