



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday, June 8, 2016

7:30 PM

1. **Call to order:** 7:30 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Gary Schwenk, Stephne Elliott (7:45), Chris Brittle Absent: Kurt Eleam
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests:** Tiger Adolf, Jermaine Duckett
5. **Items reviewed by HARC Committee in May and applicants notified**
 - a. 2579 Marshfield/Link – replace front and back yard, remove pool and spa
 - b. 4148 Summer Gate/ Caldwell – repaint house
 - c. 3060 Overlook/Hopton/Rickert – add retaining wall and landscaping
 - d. 2300 Bennington/Croft – add horizontal fence and gate, landscaping and previously approved items
 - e. 2306 Broadleigh/Sanders – extend second story deck
6. **Solar applications and minor projects approved by Chair Steven Lane**
 - a. 2656 Avocet/Plechtay - solar
 - b. 5070 Staghorn/Aly/Maria – replace plants
7. **New projects:**
 - a. **2065 Bennington/Thomas/Adolf – repaint house new colors – (approved 4-0)**

The applicants are proposing to change the color of their house. The Committee was in favor of the change and approved the following colors: Sherwin Williams # 7551/ Greek Villa for the Body, SW#2807 Rockwood Medium Brown for the trim and shutters and SW#6334 Flower Pot for the popouts and front door only. The Garage door should be the same color as the body.
 - b. **930 Lyndhurst/Duckett – replace two sets of windows in back with glass doors – (approved 5-0)**

Mr. Duckett submitted an application to switch out two set of windows in the back of the house and replace them with glass doors. The Committee thought that was a nice improvement and approved his application.
 - c. **6654 Chalk Hill / Arquines/Duong – improve backyard and add paver patio. (approved 5-0)**

The applicants are installing a paver patio that is well within the hardscape limitations. They are also adding sections of sod on the sides of the house and a trellis matching an existing one. They have installed a shed that is not visible and meets the setback requirements. This application has received Summit HOA approval subject to nine conditions. The Committee agreed with the conditions with special emphasis on notifying the next door neighbors about the trellis on the side

of the house and addressing any concerns. If the neighbor has any concerns about the trellis, they should return to HARC with remedies.

- d. 4083 Summer Gate/ Alonzo – repaint house new colors. (approved 5-0).** Mr. Alonzo submitted an application to repaint his house. The Committee was in favor of the following colors: Sherwin Williams # 7621 Silver Mist for the body; SW#7101 Futon for the trim; and SW# 7674 Peppercorn for the front door only. He has obtained The Villages HOA approval.
- e. 2300 Bennington/Croft – nonconforming fence and gate.** No information was received per our request and the project was moved to Upcoming Projects.

9. Upcoming Projects and Issues:

- a. 2300 Bennington/ Croft – nonconforming fence and gate
- b. 6536 Ravenswood/Woodard – back yard improvement
- c. 2894 Dominion/Murphy – patio cover and change back door
- d. 1520 Landmark/ Concepcion – artificial turf
- e. 4248 Rose Arbor/ Cook – add shed

10. Board Reports: Aya Aly discussed the HPOA Board’s concern with the ambiguity in the language for Artificial Turf in the front yard.

11. Issues Discussed:

- a. Made changes to Artificial Turf for front yards language per HPOA Board recommendation
- b. Concurred that Pre-Fab house do not meet the Design Guidelines for Hiddenbrooke
- c. Chris Brittle informed the Committee that the Summit is considering replacing all the front lawns with drought tolerant ground cover.

12. Future Meetings: The next meeting is scheduled for July 13, 2016 at 7:00pm. The meeting location will be determined upon notification from the Golf Club.

13. Adjourned: 8:10 PM