



**APPROVED**

**Minutes**

**Hiddenbrooke Architectural Review Committee (HARC)**

**Garden Room, Hiddenbrooke Golf Club**

**Wednesday, July 8, 2015**

**7:00 PM**

1. **Call to order:** 7:05 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern ( Administrator), Stephne Elliott, Chris Brittle, Kurt Eleam
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests:** Tamara Kawashiri and Michael Barnette
5. **Minutes:** The June minutes were previously approved and posted
6. **Items reviewed by HARC Committee in June and applicants notified**
  - 2575 Marshfield/Pfann - Approved replacement of front lawn with xeriscape
  - 6383 Newhaven/Hanzlik – Approved addition of new patio and pergola
  - 1555 Landmark/Frazier – Denied nonconforming fence
  - 1544 Landmark/ DiMaggio – Approved addition of front yard patio, steps and widening of sidewalk  
Denied widening of driveway
  - 2756 Overlook/Hendl – Postponed until March – replacement of mature tree
  - 3050 Blue Sky/Hanson – Postponed replacement of portion of front lawn
  - 5039 Staghorn/Montoya – Denied installation of artificial turf in front lawn
7. **Solar applications approved by Chair Steven Lane**

None
8. **New projects:**
  - a. **2772 Olivewood Lane/Kawashiri** – update back yard ( approved 5 -0)

The Kawashiris proposed an extensive rehab of their very large back yard to include: two concrete patios, an open trellis structure, a fire pit, a bocce court, the repositioning an existing shed, and the installation of the drought tolerant plant materials with a drip system. Proper drainage will be included. The backyard is 7656 square feet and only 38% will be hardscape. The Committee was impressed with the quality of the plan and its attention to compliance with the Hiddenbrooke Landscape and Design Guidelines.
  - b. **2913 Carlingford/Landrito** – remove front lawn and replace with bark ( denied 5-0)

Mr. Landrito was proposing to remove all the lawn in his front yard and replace it with a paver pathway and bark. According to the drawing provided his yard contains over 60% concrete. He also did not include the addition of any vegetation. Therefore the Committee denied the project and

requested a revision eliminating the stone path and to include a list of plants from the approved plant list that will cover the bark.

**c. 1658 Landmark/Lozada** – add a second story deck and install artificial turf in the back yard. ( postponed)

The Lozadas are requesting to add a second story deck similar to the “Builder Option” offered in the original construction plan. There has been some debate with the City regarding setbacks. However the applicant was able to provide a plot plan confirming the property line which extends beyond the fence. Therefore the deck is well within the allowed setbacks. He also proposed installing Emerald-92 Stemgrass and provided a sample and specifications that are consistent with the HARC desired guidelines. The Committee is willing to approve this project but the applicant must still provide a detailed elevation of the deck and a landscape plan indicating the area to be covered in artificial turf.

**d. 4187 Summergate/Barnette** – painted house blue/grey ( approved 4-1)

The applicant lives in the Villages and was approved by their HOA to change the color of his home to a blue/grey. However he did not apply for HARC approval. The house was repainted and subsequently cited by the CC&R manager. The Committee approved the application for the following reasons: the appearance of the house is warm and attractive, the color is a muted shade and not bright ( the Hiddenbrooke Landscape and Design Guidelines discourage bright blue) and the Villages HOA approved the change indicating they believe it fits in the neighborhood.

**e. 1781 Durrow Court/ Hoffman** – custom home ( denied 5 -0 )

The applicant submitted a plan for a 4268 square foot Mediterranean style home on one of the custom lots between Durrow Court and Landmark. Of the total square footage, 2999 sf is living space, 936 sf is garage and remaining 340sf is unfinished space. In the preliminary meeting the applicant was advised to make multiple enhancements to the design to add interest and definition and it appeared too boxy. However the new plan was not much of an improvement. Therefore HARC is preparing a letter with a very detailed list of items that will be required for their next submission.

**f. 4120 Summergate/Shkidt** – remove white fence ( approved 5-0)

Mr. Shkidt lives in the Villages and obtained Villages HOA approval to remove the white picket fence. The Committee agreed with their approval.

**9. Upcoming Projects and Issues:**

- a. 2762 Overlook/ Grouf – remove shrubs and add concrete
- b. 3050 Blue Sky/ Hanson – remove portion of the lawn and replace with plants and bark
- c. 1896 Landmark/ Zhang – change out plants in side yard

**10. Issues Discussed:**

- a. Response to the Board’s recommendation regarding HARC changes to the Guidelines The committee will make the changes to the two motions that were approved. However we would like to attend the next Board meeting to further explain the rationale regarding the other two proposals
- b. The Committee reviewed the letter to be sent the Sowell’s regarding their front yard and additions and clarifications will be added.

**11. Minor Projects:** None

**12. Board Reports:** Aya reported on the Board response mentioned above.

**13. Future Meetings:** The next meeting is scheduled for August 5, 2015.  
The meeting is moved up a week to accommodate vacation schedules

**14. Adjourned:** 9: 20PM