



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday, August 5, 2015

7:00 PM

1. **Call to order:** 7:00 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam, Gary Schwenk
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Jen Pollard
4. **Guests:** Maria Andrews, Mike Grouf, MaryJoy Domingo, Todd Shulman,
5. **Minutes:** The July minutes were previously approved and posted
6. **Items reviewed by HARC Committee In July and applicant notified:**
 - a. 2772 Olivewood lane/ Kawashiri- backyard improvements
 - b. 2913 Carlingfor/ Landrito – remove front lawn – replace with plants and bark
 - c. 1658 Landmark/Lozada – add second story deck and artificial turf
 - d. 4187 Summer Gate/ Barnette/Troutman – repaint house
 - e. 1781 Durrow court / Hoffman – custom home
 - f. 4120 Summer Gate/ Shkidt – remove picket fence
7. **Minor or Solar project approved by HARC Chair Stephen Lane**
 - a. 3011 Overlook/ Moore – repaint shutters same color and paint garage doors same color as house
 - b. 2575 Marshfield/ Pfann – Change color of shutter
8. **New projects:**
 - a. **2762 Overlook / Grouf – remove shrubs and add concrete.** (denied 4-1). The applicant’s home has a two car garage and a small third garage and driveway that was added by the previous owner. The previous owner s also left a 7x7 opening in the area between the two driveways and planted shrubs to soften the appearance of the concrete. The shrubs block the sidewalk that leads to a breezeway where the applicants store their trash cans. The applicant requested the ability to remove the shrubs and fill the space with concrete as it was inconvenient to access the trash cans and created an impediment when passengers departed his car that is regularly parked in the small driveway. The Committee denied his request as cars are not allowed to be parked on add-on pads. The small driveway should only be used to access the garage to park his car inside. The committee further felt that his request created a large expanse of concrete which is unsightly.

- b. 1896 Landmark/Zhang – change trees in side yard and add bark.** (approved 5-0)
- c. 2913 Carlingford/ Landrito – Remove lawn and replace with plants and bark** (postponed for revisions)
Mr. Landrito was asked last month to resubmit a landscape plan to replace his lawn with a variety of plants. His current submittal still needs work. He had proposed two rows of plants with a wide section of bark. The committee is requesting additional information and a new plan where the plants cover a larger area with less bark.
- d. 1329 Wildwing/Shulman – install light pole and outdoor lights.** (Approved 5-0). Mr. Shulman requested a variance to install a light post within a three foot easement along the golf course. The variance was previously granted to the prior owner but the post was never installed. The light post will illuminate the outdoor barbeque area and serve as an anchor for two strings of decorative lights. The committee felt the light post was warranted.
- e. 2918 Carlingford/Domingo –improvements to the front, side and back yards.** (Approved 5-0 with conditions). The Domingos recently purchased their home and are anxious to improve the yard. They proposed the following: five steps from front door to the driveway, expand driveway by 80 sf., add stamped concrete walkways and patio along the side and back of house, add a patio cover, shed and gazebo. They also plan on landscaping the remaining area with grass and a variety of shrubs and trees. The concrete ratio fell within the Guidelines. The committee approved their application with the condition that they provide a list of plants prior to the planting and a copy of the drawings submitted to the City for permits.
- f. 1658 Landmark/Lozada – addition of second story deck and installation of artificial turf.** (approved 5-0 with conditions). Mr. Lozada had previously obtained HARC approval to construct a second story deck that was consistent with the ‘Builder Option” offered at the time of construction. The approval was granted in 2011. However he did not apply for a building permit until March of 2015 and was denied. He was informed that an existing patio cover was never permitted and it must be removed. The City also questioned the setback from the Golf course side of the property. After much research it was determined that the property line extended beyond the fence and the new deck was not within the setbacks. The applicants amended their application to include the installation of artificial turf. They provided a sample. The Committee approved the construction of the deck and the installation of the turf with the conditions that the patio cover be removed and a vegetable bed be added along the side of the house to further reduce the overall hardscape ratio which was very close to the limit
- g. 1961 Beltaine/ Sowell – revised plan for front lawn** (denied 5-0)Mr. Sowell obtained approval in May 2105 to replace his lawn with a xeriscape plan designed by Allison Fleck. However the landscape installed was not in accordance with the plan presented and approved. HARC committee members visited Mr. Sowell’s home with suggestion on how to bring his yard into conformance with the plan and to submit a revision. He presented the Committee with a small sketch that was denied. The Committee voted to notify Mr. Sowell that his yard in not in compliance with the approved plan and therefore violates the CC&Rs. He will be given 60 days to redo his yard pursuant to items listed in the letter. If he does not comply the Board will initiate further action.
- h. 1544 Landmark/DiMaggio – addition of paver stones along driveway** (approved 5-0)
Upon a routine drive, the CC&R manager noticed that the DiMaggio’s front yard improvements included some elements that were not on their approved plan. In order to extend their driveway they added large stepping stones and ground cover around the stones. (the placement of concrete strips on each side of the driveway was previously denied). The Committee voted to approve this addition. However they also added a dry rock creek bed along the right side of the

property that was not shown on the original plans that were submitted. The Committee was not in favor of this addition as it looks out of place with the overall plan. They will be asked to submit a new application for the dry creek bed.

9. Upcoming Projects and Issues:

- a. **3050 Blue Sky /Hansom** – replace portion of front lawn
- b. **1781 Durrow Court/Hoffman** – custom home
- c. **Pinnacle Point** – lot subdivision

10. Board Reports: Jen Pollard reported on the status of the Resident Access Card Program.

11. Discussion items:

- a. Chris Brittle brought the issue of a growing number of non-conforming fence colors (very red fences) to the Committee's attention. Contact owners with nonconforming fences and HARC will revisit the issue of approved colors. Owners who have nonconforming fence colors will be asked for documentation of HARC approval if this is not in the HARC/HPOA files
- b. Marcelline suggested that the Chair reach out to the other HOAs to establish a procedure for obtaining HARC approval. The Committee is aware of two recent projects that were approved by the Villages HOA but never applied for HARC approval.
- c. Marcelline requested assistance in establishing a method to calendar the time limitations on projects as well as track CC&R violations.
- d. Gary Schwenk will be appointed by the Board as a new member to HARC and Chris Brittle will become an alternate.

12. Future Meetings: The next meeting is scheduled for Wednesday, September 9, 2015 at 7:00PM

13. Adjourned: 8:20 PM