



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Garden Room, Hiddenbrooke Golf Club

Wednesday August 10, 2016

7:00 PM

1. **Call to order:** 7:05 pm
2. **HARC Committee Members:** Stephen Lane (Chair), Marcelline Mahern (Administrator), Kurt Eleam, Gary Schwenk (7:20), Stephne Elliott (7:25) and Chris Brittle (alternate)
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth
4. **Guests:** Mrs. Vizcarra, Ann Murphy, Maria Andrews
5. **Minutes:** The July minutes were previously approved and posted
6. **Items reviewed by HARC Committee and applicants notified**
 - a. 6536 Ravenswood/Woodard – improve backyard/ approved
 - b. 1400 Highgate/Safhafi – add glass sun room/approved
 - c. 1271 Landmark/Johnson – paint house/denied
7. **Solar/ Minor applications approved by Chair Stephen Lane**
 - a. 2813 Olivewood/Finklestein – add small flagstone path
8. **New projects:**
 - a. **2854 Dominion/Vizcarra – replace lawn with drought tolerant plants and rock. (Denied 4-0)**

The Vizcarras were removing the lawn and plants in their front yard when they received a notice of violation. They then submitted a HARC application along with photos, which was not in compliance with the Hiddenbrooke Landscape and Design Guidelines. The proposed plan was rock and bark with two islands of plants. The Committee advised the applicant to provide an actual plan drawn to scale that depicted a design that consisted of plants, shrubs and/or trees to cover the majority of the yard. The landscape plan should contain plants common to the area and avoid use of dessert plants such as cactus. They were reminded that rock and/or bark are only to be used as accents. The plan was to include both sides of the driveway. The applicant was shown samples of other yards designed by residents.

- b. **2894 Dominion/Murphy – add a patio cover (Approved 4-0).** Ann Murphy applied to install a patio cover along the back of her home. It will be a trellis design with a solid portion in the center. The cover will be painted to closely match the trim and body of the house. The Committee concluded that the cover would be a nice addition.
- c. **2300 Bennington/Croft – installed nonconforming fence and replace house numbers. (Approved 4-1).** The Crofts had previously obtained approval for a variety of new features to their backyard more than three years ago and they believed a horizontal fence was included in the approval. After an exhaustive search their approval letter was provided by the past HARC Chair Jamie Clark and the fence had not been approved. They decided not to go forward with any of the other approved features but did construct the fence. They received a notice of violation and then submitted an application that now only requests approval of the nonconforming horizontal fence. It has taken several months for the Crofts to provide the information requested by the Committee and their request was reviewed. The Committee approved the request with the following stipulations: a) the new fence is be stained on both sides with Behr Semi-Transparent stain: ST 116 Woodbridge ; and b) the other fences on the property be cleaned pursuant to manufacturer’s recommendations and stained on both sides with the same stain as the new fence The project must be completed within ninety days. The Committee made it clear that this was a one time decision due to the uniqueness of house and will not be precedent setting. The Crofts also had received notice of a burned out house number. Again the solar fixture was unique and could not be replaced exactly. They provided photos of a different solar fixture and it was approved.
- d. **1852 Landmark/Wildermuth – improve side yard. (Approved, 5-0).** The Wildermuths requested approval to improve the side yard inside their fence. The plan was to cut the slope of an embankment and install two retaining walls to create a level planted area. The Committee felt the application was appropriate and approved the application.
- e. **4167 Summergate/Booth – repaint house. (Approved 5-0).** This home was painted in June of 2015. The applicants had received The Villages HOA approval but not HARC. They were informed that they still needed to submit an application for HARC approval which they provided. However there were no samples, only photos taken by a HARC member. The house is an unusual color, a greenish gray with rust colored shutters and somewhat out of place in the neighborhood. However because the Villages HOA had granted approval, the Committee voted to accept their decision. Before granting final approval, the Committee determined that the Villages HOA had not received an complaints.
- f. **5090 Staghorn/Calalang – add a shed. (Approved 4-1).** Mr. Calalang had installed a small shed in the corner of his back yard. However the shed did not meet the setbacks required for shed and he received a notice of violation. He submitted an application to place the shed up against the back of his house. His backyard has little or no landscaping and it highly visible from the local streets. The Committee agreed to approve his application with the conditions that he plant some substantial trees or shrubs to screen the shed and that he paint the shed the color of the his house. The Committee also suggested that the shed be moved away from the window to an area that did not cover as much window space. However that was not a condition.
- g. **4237 Andover/Estebar/Gonzales – repaint house, stain the fence and add solar lights along the driveway. (Approved 5-0 in accordance with the Villages HOA).** The applicants desired to repaint their home using four different colors and to stain their fence a color not on the approved list. The Committee approved the colors of the paint and stain. The applicants also wanted to add a motion generated light fixture on the side of the house and small solar fixtures along the driveway but the Villages HOA did not approve those items, and the Committee did not override their decision.
- h. **Summit HOA –** Chris Brittle, President of the Summit HOA, provided background on the Summit Board’s interest in replacing lawns in the Summit with groundcover, which is in response to the long

drought. Currently the Summit HOA maintains all the front yards in the neighborhood. The Summit HOA has a number of small lawns and replacing the lawns with drought tolerant groundcover can possibly save up to seventy percent on water consumption and maintenance costs. Although the exact savings are still undetermined. The program would be conducted in phases. Summit HOA has found three volunteer homes to replace the grass of their front yards with ground cover as a Phase I demonstration program to allow residents to see what the groundcover looks like in an actual yard. The addresses of the three demonstration homes are: 6516 Deerfield, 6557 Deerfield, and 6600 Deerfield. The Summit Board will continue to discuss future phases of the program which are not yet defined. The Committee approved phase one (5 – 0). Although the Committee wants to support water conservation of the Summit HOA, they wanted to be able to review the yards of the demonstration homes, understand the actual savings and assess the community reaction before giving further approvals. They requested the Summit HOA to notify the Committee when the demonstration yards have achieved a condition suitable for review.

9. Upcoming Projects and Issues:

- a. 2550 Marshfield/Glover – replace landscaping
- b. 1961 Beltaine/Sowell – correct violations in landscape plan approved in June 2015
- c. 2987 Carlingford/Vito – repaint house, replace shutters, and replace landscaping
- d. 4032 Nottingham Court/Macatangay – repaint house

10. Board Reports: Ian Forsyth

- a. **Form:** Ian passed along a suggestion made by Allan Wildermuth, that HARC develop a process to inform applicants that they have an option to appeal an unfavorable HARC decision by using a form similar to those used by residents who want to dispute fines. A new form was shown for review. He also requested on behalf of the Board, that a HARC committee member is present at the board meeting when a HARC appeal is on their agenda.
- b. **Paint chips:** Ian volunteered to try to contact original builders to determine if original paint color samples are still available.
- c. **Informal review:** In the meantime, a designated HARC member will view paint samples of anyone wishing to repaint the same color on an individual basis to verify the similarity in colors.
- d. **Artificial Turf:** HARC continues to work on guidelines to allow artificial turf in front yards.

11. Discussion items:

- a. Artificial Turf – Chris to provide additional information for review. Marcelline will revise the guidelines for Board review.
- b. HARC application due dates: Marcelline wanted to post the due dates for HARC applications on the reader board but that was not possible.
- c. Kurt volunteered to research an instrument that determines paint colors.

12. **Future Meetings:** The next meeting is scheduled for September 14, 2016 .

13. **Adjourned:** 8:55 pm