



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Garden Room, Hiddenbrooke Golf Club  
Wednesday, September 9, 2015  
7:00 PM**

1. **Call to order:** 7:15 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern ( Administrator), Stephne Elliott, Kurt Eleam, Gary Schwenk, Chris Brittle
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Aya Aly
4. **Guests:** Carsten Hoffman and family, William Pfann, Pat Hendl
5. **Minutes:** The August 6, 2015 minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee and applicants notified**
  - a. 2762 Overlook/ Grouf – denied removing shrubs and replacing with concrete
  - b. 1896 Landmak/Zhang – approved to change trees in side yard
  - c. 2913 Calringfor/Landrito – postponed until October
  - d. 1329 Wildwing/Shulman - approved to install light pole and outdoor lighting
  - e. 2918 Carlingford/Domingo – approved improvements to front and back yards
  - f. 1658 Landmark/Lozada – approved second story deck and artificial turf
  - g. 1961 Beltaine/Sowell – denied revised landscape plan and requested another version  
Mr. Sowell did not respond so the matter will be turned over to the HPOA Board.
  - h. 1544 Landmark/DiMaggio – approved addition of paver along driveway
  - i. 1544 Landmark/DiMaggio – requested application to add dry creek bed
7. **Solar/ Minor applications approved by Chair Steven Lane**
  - a. 1519 Landmark/ Mack – install solar panels
  - b. 7072 Alder Creek/ Bailey – install solar panels
  - c. 1869 Landmark/Nguyen – install solar panels
  - d. 5124 Carisbrooke/Pfann – minor backyard improvements
8. **New projects:**
  - A. 2756 Overlook Drive/ Hendl – revise house paint colors ( approved 5-0)**

The Hendls submitted an application in May to change the color of their house. The committee approved the colors as submitted. However as he is now ready to commence the painting, he noticed that he mislabeled the colors and the body of the house is to be the “trim” color and the trim color the body. The colors for the shutters are to remain as approved. The Committee recognized that is was a different look but approved the change.

**B. 5070 Staghorn/ Amir Maria – update front yard ( approved 5-0).** A previously approved landscape plan for the front yard called for a path of stepping stones set in moss like plants. However with the drought the plants died. They are requesting to use bark instead of the moss with no stepping stones. The proposed revision is approved as being consistent with the scope of work previously approved.

**C. 4215 Rose Arbor/Pfann – front and back yard improvements ( approved 5-0).** Mr. Pfann applied to add concrete to the backyard and improve the front yard with new plants and add a paver sidewalk. Both of the additions stayed within the amount of hardscape allowed. The Committee was in favor of the changes as they will enhance the overall appearance. The approval is conditioned upon receipt of approval from the Villages HOA which he is in the process of obtaining.

**D. 1781 Durrow Court/ Hoffman – Custom Home ( approved 5-0 with conditions).** The plans submitted were the Hoffman’s third attempt at approval. The current drawings were prepared by a different company and were a vast improvement over previous submittals. The new design fits into the terrain with a lower profile. The house includes 3424 square feet of living area, a 710 foot garage and 2291 square feet of unfinished space for a total of 6425 square feet. The Committee believes that this plan is a good start to move forward to the City for building permits. However the plans are still incomplete regarding many of the details. Before construction commences, Mr. Hoffman must return to the Committee with the following: a) a Landscape and Paving plan that includes drainage and pathways, b) a complete Color and Materials Board that includes colors of the house and trim, doors, finishes, pavers, stone, concrete and outdoor light fixtures , and c) any other items left off the plan that will to be spelled out in his approval letter.

**E. 3020 Overlook/Fitzgerald – change color of house paint. ( approved 5-0).** The applicant is proposing to change the color of the house and trims. She provided samples in the ivory/brown tones. She also asked if she would be able to add black shutters once the house was completed. The Committee felt that black was too much of a contrast against the ivory and suggested a deep chocolate should they want something darker. The Committee only approved the three colors submitted

**9. Upcoming Projects and Issues:**

- a. 2913 Carlingford/Landrito – replace lawn with plants and bark
- b. 1544 Landmark/ DiMaggio – apply to add dry creek bed
- c. 3028 Overlook/Rohit – replace front lawn
- d. 5082 Staghorn/Phan – replace lawn
- e. 2765/Lirio-Casa – change color of house
- f. 4084 Nottingham/PlagmaOn – change color of house
- g. 2250 Bennington/Reyes – custom home

**10. Board Reports:** Aya Aly. Stephen asked Aya to check with the Board about the minimum size for custom homes.

**11. Discussion items:**

- a. **Slanting trees:** The committee was asked to consider initiating a criteria to determine if a homeowner’s trees were slanting to a degree where they would be required to replace the tree. The committee decided that this issue was a safety concern and would be handled on an individual basis once brought to our attention by the CC&R manager.
- b. **Fence colors:** Chris Brittle continued his survey of homes where the fences were stained or painted without HARC approval or appear to be an unapproved color. The committee decided to draft a letter for the CC&R manager to send to those in possible violation. Additionally the Committee will get samples from ACE Hardware and add them to the approved color list as well as update the existing list.
- c. **Villages HOA:** Marcelline contacted the Villages HOA to confirm that they are referring applicants to HARC for approval. They indicated that it is included in their letter. HARC is going to

recommend that a condition be added to their ( the Villages) approval letter requiring HARC approval as it appears that what is currently stated is being overlooked.

- d. **Vacation:** Marcelline will be on vacation for the month of October. Aya volunteered to take notes for the minutes and prepare the HARC report to the Board. Maria Andrews will forward all HARC emails to Stephen. Marcelline will contact Elizabeth regarding the HARC voice mail messages. Marcelline will notify all known potential applicants to submit as soon as possible but before October 1, 2015. Marcelline will prepare a tentative agenda and tentative approval letters

12. **Future Meetings:** The next meeting is scheduled for Wednesday, October 14, 2015 at 7:00pm

13. **Adjourned:** 8:20PM