



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, September 14, 2106
7:00 PM

1. **Call to order:** 7:12 pm
2. **HARC Committee Members:** Steven Lane (Chair), Marcelline Mahern (Administrator), Kurt Eleam, Chris Brittle (7:30). Absent: Stephne Elliott and Gary Schwenk
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth
4. **Guests:** Cherie Cervantes and grandchildren, Ed Medina, Marilyn Hernandez, Mrs. Vizcarra, Lamart and Kara Crochett
5. **Minutes:** The August minutes were previously approved and posted
6. **Items reviewed/ approved by HARC Committee in August and applicants notified**
 - a. 2894 Dominion/Murphy – approved addition of a patio cover
 - b. 2854 Dominion/ Vizcarra – denied plan to replace front lawn
 - c. 2300 Bennington/Croft – approved nonconforming fence
 - d. 1852 Landmark/ Wildermuth – approved improvements to side yard
 - e. 4167 Summergate/ Booth – approved previously painted house
 - f. 5090 Staghorn/Calalang – approved addition of shed with conditions
 - g. 4237 Andover/Estebar/Gonzales – approved house paint colors
 - h. 4237 Andover/Esteba/Gonzales – denied outdoor lights in accordance with Village HOA
 - i. The Summit HOA – approved phase one of water conservation program
7. **Solar/ Minor applications approved by Chair Steven Lane**
 - a. 1528 Landmark/ Romanowski – solar
 - b. 7224 Willow Creek/ Hampton – add rock as accent to front yard
8. **New projects:**
 - a. **1001 Songwood/ Cervantes - remove plants and add sod to enlarge front lawn, add plants to transition areas near wall and planted areas, extend flagstones around the side of a new half wall and allow the placement of existing shed within the fenced area in side yard. (approved 3-0).** HARC has been working with Mrs. Cervantes to obtain approval of work she conducted to improve her yard to accommodate her grandchildren who are now

living with her. HARC previously approved the addition of a front patio, the construction of a half wall with flagstone facing and the removal of plants of a planted section that was replaced with sod. The committee added some conditions to the approval which she unfortunately never received.

In the meantime she wished to make additional changes including covering the side of the wall with the same flagstone facing as the neighboring shrubs were removed leaving a bare stucco appearance. Upon review the Committee approved the enlargement of the lawn area, the removal or relocation of the existing plants and addition of a three foot planted area to transition from lawn to larger plants. She also agreed to move a small shed back five feet from the front fence and was granted a variance to keep the shed within the five foot setbacks along the side property line.

- b. **2550 Marshfield/ Glover – replace and add plants, planter boxes and bark to front and back yards. (approved 3-0).** The Glover presented a comprehensive plan to enhance their yard with a variety of plants and ground cover. The plan included the addition of four planter boxes and the back yard and a wire trellis area. The Committee was impressed with the design and approved the improvements.
- c. **2987 Carlingford/ Vito - repaint the house different colors. (denied 3-0).** Mrs. Vito submitted an application to repaint her house and replace her front lawns. However she was unable to provide a revised plan for the yard and only the house painting was reviewed. Mrs. Vito was informed that the black shutters she desired were not in keeping with the style of the homes in the neighbor and she should provide a different color with her submittal. Unfortunately she went forward and painted the house without HARC approval and painted the shutters a dark charcoal grey. The committee rejected the color of the shutters and is requesting that she submit a different color for the shutters before any approvals are granted. As the color of the body of the house is tranquil taupe, a color in dark brown or chocolate tones would be more appropriate.
- d. **4032 Nottingham/Macatangay – repaint house. (approved 4-0).** Mr. Macatangay submitted brush out samples of the desired colors of new paint along with the letter of approval from the Villages HOA. The Committee approved the application in accordance with their approval.
- e. **2854 Dominion/Vizcarra – replace front lawn with plants, stone and bark. (denied 4-0).** At last month’s meeting the Committee gave Mrs. Vizcarra very specific feedback regarding the amount of rock and bark she is proposing. She resubmitted her plan with only a limited amount of additional plants. Her project was denied again with the direction that she needed to reduce the size of the stone walk way by half and double the amount of plants to achieve a vegetated appearance.
- f. **2926 Carlingford/Rojas – repaint house (denied 4-0).** Cathy Rojas submitted an application to repaint her house different colors which included black shutters and trim. She was also informed that black was not an acceptable color and asked to provide a different color for the areas designated in black. In subsequent conversations, she indicated that the house had already been painted and she was seeking approval. The Committee reiterated its policy of not approving black for shutters and denied the application. The Committee will approve the color of the body of the house but she must provide new color samples for the trim and shutters and repaint them once she obtains approval.

- g. **4016 Stepping Stone/ king – repaint house different colors – (approved 4-0).** Mrs. King provided the brush out samples of the new paint colors along with a letter of approval from the Villages HOA. The Committee approved the new colors in accordance with their approval.
- h. **4159 Summer Gate/ Spicer – repaint house. (approved 4-0).** Mr. Spicer had previously painted his house with only approval from the Village HOA. The Committee approved the new colors.
- i. **7016 Alder Creek/Medina – repaint house. (approved 4-0).** Mr. Medina provided samples of the new colors along with photos of the colors brushed on his home. The Committee approved the new scheme.
- j. **2819 Olivewood/Crochett – make back yard improvements. (approved 4-0).** The Crochets applied to remove the grass in their back yard and replace it with new sod, install a hot tub on their existing patio and add a flagstone feature with an outdoor fire pit. The previous owners had an above ground pool which was removed. The Crochets plan to use this area and lay a flagstone patio 17 x 17 and a propane fueled fire pit. The rest of lawn area will be sodded. A small hot tub will be installed on the existing patio. The Committee decided the improvements were appropriate and within the guidelines.
- k. **2662 Avocet/Kazaglis – paint house different colors. (approved 4-0).** Mr. Kazaglis provided the brush out samples. The new colors are readily seen in his neighborhood. The Committee approved the new palette.
- l. **6675 Chalk Hill/ Hernandez/Gonzales. (deferred to the Summit HOA approval).** Marilyn Hernandez provided samples of the two new paint colors for the stucco and door and the two existing colors for the trim. She also had the signatures required by the Summit HOA designating the neighbors’ approval. However the Summit HOA has not granted their approval and had concerns about the shade for stucco portions of the body of the house. In the Summit review it was not clear that she was planning on painting the entire house. She must work with them to obtain approval. HARC took no exception to the colors presented but deferred to approval by the summit HOA.

9. Upcoming projects:

- a. **1658 Landmark/Lozada – replace front lawn**
- b. **1889 Landmark/McGarter – replace fence**
- c. **2987 Carlingford/Vito - replace front lawn**

10. Board Reports: Ian Forsyth

- i. 2065 Bennington – The Board had received complaints about the new color of this house. The Committee did approve the new colors and thought they were representing a Mediterranean feel. Unfortunately the body color came out much lighter than the sample. This is another case where the committee will be more aware in the future.
- ii. House painting in general – Many residents are painting their house without approval or claiming they are painting the same color. The Committee will look to the Board for

suggestions on how to end this practice. The Committee is now reviewing all samples. However that does not prevent those who change the color and then seek approval.

- iii. Artificial turf – For now the standard guideline used is the language in the HARC Bulletin that is being sent to all residents. As the Committee reviews applications a standard will be developed.
- iv. Allen Wildermuth is working on amending the current form requesting an appeal to include a section for HARC applicants.

11. Discussion items:

1. Marcelline informed the Committee that she will be on vacation for 3 ½ weeks starting September 24, 2016. She will not be able to collect the information for the next meeting nor attend. Stephen will also be travelling and unable to attend. Therefore the October HARC meeting will be canceled. Applications might be reviewed individually if necessary.
2. The Committee verified that application fees are waived for six months from the date a resident moves into their home.

12. Future Meetings: The next meeting is scheduled for November 9, 2016 .

13. Adjourned: 8:30PM