



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, November 9, 2016
7:00 PM

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Chris Brittle, Kurt Eleam
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsythe
4. **Guests:** Joe Maionchi, Kaitlyn Bagley, Roger Ashley
5. **Minutes:** The September minutes were previously approved and posted. There was no meeting in October.
6. **Items reviewed by HARC Committee in September and applicants notified**
 - a. **1011 Songwood/Cervantes** – add lawn, move plants and shed. Add flagstone to side of wall (approved)
 - b. **2550 Marshfield/Glover** – replace and add plants front and back yards (approved)
 - c. **2987 Carlingford/Vito** – repaint house (denied requested revision). Sent a follow up letter.
 - d. **4032 Nottingham/Macatangay** – repaint house (approved)
 - e. **2854 Dominion /Viscarra** – replace lawn (denied and requested a revision)
 - f. **2926 Carlingford/Rojas** – repaint house (denied requested revision). Sent a follow up letter.
 - g. **4016 Stepping Stone/King** – repaint house and replace wood feature (approved)
 - h. **7224 Willow Creek/Hampton** – add rock to border (approved)
 - i. **7016 Alder Creek/Medina** – repaint house approved)
 - j. **4159 Summer Gate/Spicer** – repaint house (approved)
 - k. **2819 Olivewood/Crochet** – improve backyard (approved)
 - l. **2662 Avocet/Kazaglis** – repaint house (approved)
 - m. **6675 Chalk Hill/Hernandez** – repaint house (approved per Summit)
7. **Solar applications approved by Chair Steven Lane**
 - a. **1884 Landmark/Parinas**
 - b. **1520 Landmark/Concepcion**
 - c. **1337 Swainson/Maranan**
 - d. **4072 Summergate/Astle** – pending Villages

8. New projects:

- a. **1889 Landmark/McGarter – replace fence and stain (approved 5 -0).** Noel McGarter applied to replace her entire fence. Ideally she wanted to use a different design for the fence and gate. However she reconsidered and decided to replace exactly what was existing. However the stain her contractor used was not on the HARC approved list and she provided a sample. It was very close to one of the approved colors and the Committee approved it.
- b. **2566 Marshfield/ Maionchi –improve front lawn and add concrete to the back patio. (approved 5-0)** Mr. Maionchi requested approval to add a small strip of flagstone next to his driveway and create a planted area in the corner. The addition was within the guidelines. He also wanted to add concrete to his patio as it was shaded and the grass did not grow well. The addition only increased the amount of hardscape by a small percentage. The Committee was in favor of both of his improvements.
- c. **1658 Landmark/Lozada – replace front lawn with terraced area of plants. (denied 5-0).** Mr. Lozada had previously submitted two different applications in 2015. Both applications were approved with conditions. The conditions were never enacted. Therefore the Committee refused to review the current application until the previous conditions were completed
- d. **6219 Newhaven/Lewis – remove tree and replace with plants.** The Applicant lives in the Fairway Villas and had their HOA approval. The original trees in her front yard have grown too large for the property and uprooted her sidewalk and driveway. She requests to remove the trees and replace them with a variety of plants and shrubs. The Committee agrees that the application was appropriate as her yard is so small. However one of the members informed the Committee the City is requiring a permit for the removal of **any** front yard tree in the City whether it is a City tree or not. The majority of the Committee (4-1) voted for her to find out if a permit is needed, and if needed to obtain the permit prior to HARC approval.
- e. **4141 Summer Gate/Asendorf – repaint house (approved 5-0).** The applicant lives in the Villages and has their HOA approval. The Committee reviewed her color palette and approved it.
- f. **2345 Langton Court/Martin – replace front lawn (denied 5-0).** The Martins went forward and replaced their front lawn without HARC approval even after being cautioned. They submitted a plan that appeared to be an improvement, however they did not identify where each plant was located, the size of the plants at the time of planting and the size at maturity in two years. Pictures were provided of the yard after the work was completed. It is obviously under planted, the plants are too small, and the Committee thought the rock border by the sidewalk should be removed. The yard is not even similar to the plan they provided and is not in keeping with the other homes on the street. The Committee is directing the Martins to resubmit a plan that is in compliance with the guidelines and redo the front yard in accordance with the new plan once approved.

- g. **5112 Carisbrooke/Abulencia – added stairs and rocks to front of house (denied 5-0).** The applicant submitted their project for review after receiving a CC&R notice. They had added new steps to the front but placed rocks on both sides. The Committee decided the rocks beds were too stark and the applicant should submit a revised application with plants added to the rocks or to replace the rocks with plants and bark to soften the appearance.
- h. **2028 Bennington/Ocampo – added rocks to front of house. (denied 5-0)** This application was also a result of a CC&R notice. Mr. Ocampo created a rock bed in front of a small porch area. A very weak attempt was made to add some small plants which are not acceptable. He is being directed to resubmit a plan that includes at least four 5 gallon plants chosen from the approved list.
- i. **2659 Marshfield/Perez – construct a patio cover over back yard patio. (approved 4-0 by email).** This application was received while the Administrator was on vacation. Mrs. Perez was extremely upset with the contractor for numerous delays and requested an expedited review. As the application was very straight forward, the application was circulated by email and approved.
- j. **1749 Durrow Court/Ashley – add 25 trees to perimeter of the property. (approved 3-2).** The Ashleys own the vacant lot next to their home on Durrow Court. They wish to improve the appearance of the lot by planting 25 fruitless olives trees along the perimeter of the property. They will create a 12 foot border along the sidewalk and place the trees nine feet in from the street. The border area will be filled with bark. The Committee voted to approve the project, however two members were opposed to the choice of olive trees.
- k. **8008 Carlisle Way/Bagley – repaint house (approved 5-0).** The Bagleys live in the Reflections and obtained approval from their HOA. The house is currently “terra cotta” and they want to change it to antique white with chocolate trim. The colors are consistent with other homes in the neighbor, and were approved by the Committee.

9. Upcoming Projects and Issues:

- a. **6509 Deerfield/Niebylski – added artificial turf to back yard**
- b. **1710 Landmakr/Kerrigan – construct pool**
- c. **1199 Songwood/Samat – construct patio cover**

12. HPOA Board report – Ian Forsythe

- a. Ian informed the Committee that the Board is in the process of hiring a new management company that is all inclusive. The Company will take over all the contract duties which includes CC&R and HARC. However all the details have not been worked out completely.

11. Minor Projects: None

12. Items for discussion:

- a. Stephen Lane resigned as of November 1, 2016. He moved back to San Luis Obispo. He is still available for questions and reviews of larger complicated projects that can be handled remotely. Marcelline will take over as Chair.
- b. Maria and Brett Andrews also moved. Maria will still handle CC&R violations until the new company is up and running. Maria, Brett and Stephen will be sadly missed.
- c. The remodel of the Club house is back on track and scheduled to begin in January.

- d. The Committee will consider meeting in December pending availability of the room. Marcelline will check with the Club and notify everyone
- e. The Committee will keep the meetings on the second Wednesday of the month but change the time to 7:30 pm
- f. Chris Brittle reported that demo yards in the Summit are under way and he will inform us when they are ready for review.

13. Future Meetings: The next meeting is scheduled for: TBD

14. Adjourned: 8:28 pm.