



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, December 7, 2016
7:30 PM**

1. **Call to order:** 7:30PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Gary Schwenk, Chris Brittle, Kurt Eleam. Absent: Stephne Elliott
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsythe
4. **Guests:** Tim Moore
5. **Minutes:** The November minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified**
 - a. **1889 Landmark/McGarter** –replace fence (approved)
 - b. **2566 Marshfield/Maionchi** – improve front and back yards (approved)
 - c. **1658 landmark/Lozada** – replace front yard (denied) Applicant requested extension to complete previous conditions
 - d. **6219 Newhaven/Lewis** – remove trees and add plants (pending city permit) Applicant working with the City
 - e. **4171 Summer Gate/Asendorf** – repaint house (approved)
 - f. **2345 Langton/Martin** – replace front yard (denied) Applicant to revise plan and submit for January
 - g. **5112 Carisbrooke/Abulencia** – (denied) Applicant resubmitted
 - h. **2028 Bennington/Ocampo** – added rock bed (denied) – no response
 - i. **2659 Marshfield /Perez** – add patio cover (approved)
 - j. **1749 Darrow/Ashley** – add 25 trees (approved)
 - k. **8008 Carlisle/Bagley** – repaint house (approved)
7. **Solar applications approved by Chair Marcelline Mahern**
 - a. **4071 Summer Gate/Astle** – solar
 - b. **2526 Marshfield/Sacramento** – solar
 - c. **2308 Bennington/Lewis** - solar
8. **New projects:**
 - a. **5112 Carisbrooke/Abulencia** – added rock bed. (approved 4-0 with a condition)

The applicant submitted a revised plan that included the addition of three dwarf rosemary plants in the small river rock bed. The Committee approved the plan subject to the addition of one more plant to provide a denser coverage after two years.

b. 2797 Olivewood/Ellis – added a dry creek bed (denied 4-0)

The applicant added a large dry creek to the right side of the driveway without prior HARC approval. They received a CC&R notice and now are applying for approval. The Committee denied the feature as it is too large and out of place. When dry creek beds are added the goal is to make them look natural by raising the banks and adding plants along the sides to soften the appearance. This information will be conveyed to the applicant. He will have to option of revising his plan or appeal to the HPOA Board.

c. 6557 Deerfield/Brittle – remove existing oak tree and replace with Chinese Pistache (approval subject to City permit and HOA approval).(3 – 0 , 1 abs) The applicant applied to remove an existing Oak tree as it is overgrown and now too large for the property. They will replace the tree with a smaller variety of tree that does not grow as large and has seasonal color. The applicant has contacted the City and in in the process of obtaining a permit as well as the Summit HOA approval. Once the permit and HOA approval is granted, HARC will approve the application.

d. 1199 Songwood/ Samat – add a patio cover (approved 4-0) The applicant is requesting approval to install a patio cover in her back yard. The committee agrees that the cover was consistent with others in Hiddenbrooke. The applicant will be adding a fan to the ceiling subject to necessary permits.

e. Proposed Custom Homes - The Committee was sent a design for a California Contemporary House to be built on one or two lots within Hiddenbrooke Community. Marcelline informed the developer that the design was not consistent with the Hiddenbrooke Design Guidelines but would bring it before the Committee. The Committee agrees with this representation and the developer will be notified.

9. Upcoming Projects and Issues:

- a. **6509 Deerfield/Niebylski – added artificial turf to back yard**
- b. **1710 Landmark/Kerrigan – construct pool**
- c. **2345 Langton/Martin – replace front lawn revision**
- d. **1567 Landmark/Wimsatt – replace front lawn**
- e. **6679 Chalk Hill/ Bard - add paver patio and artificial turf**

12. HPOA Board report – Ian Forsythe

- a. Ian informed the Committee that the Board is still in the process of working on the contract with the new management company. They have added a section addressing HARC duties.
- b. The Committee asked Ian to approach the Board about trying to define the size of yards and considering setting out guidelines regarding xeriscape. HARC is receiving more and more applications where residents are replacing lawns but are using too much bark and rocks. The Committee has expressed the need for a separate section where residents can find all the guidelines in one summary page. The Committee has written about lawn replacement in the NEWS and provided a bulletin on the webpage but residents are not following the requirements. The Committee is looking for suggestions and direction.

11. Minor Projects: None

12. Items for discussion:

a. The Committee discussed the type and color of rocks that are allowed. The intent again is to allow for the use as accents and not lawn replacements. It was indicated that yards are beginning to look like quarries.

b. Tim Moore inquired about the replacement of stone pillars that support wrought iron fences. He wondered if another type of pillar was allowed. Currently what is in the guidelines is allowed. He was going to research the issue further.

13. Future Meetings: The next meeting is scheduled for: January 11, 2017/ 7:30pm

14. Adjourned: 8:25 pm.