



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, February 8, 2017
7:30 PM**

1. **Call to order:** 7:30PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Stephne Elliott, Kurt Eleam, Gary Schwenk, Tim Moore, and Chris Brittle (alt)
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Ian Forsyth (absent)
4. **Guests:** Miles Vizcarra, Gordon Niebyski, Cathy Rojas, Bob Robinson, Nick Conrad
5. **Minutes:** The January minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in January and applicants notified**
 - a. 1710 Landmark/Kerrigan – construct pool (approved)
 - b. 2345 Langton Ct./Martin – replace front lawn (approved with conditions)
 - c. 1658 Landmark/Lozada – replace front lawn (approved with conditions)
 - d. 1749 Durrow Ct./Ashley – amend prior approval to change trees from olive to Drake elm (approved)
7. **Solar applications approved by Chair Marcelline Mahern**
 - a. 2605 Marshfield/Chou – solar
 - b. 1547 Landmark/Olea - pending
8. **New projects:**
 - a. **2854 Dominion/Vizcarra – replace front lawn (approved with conditions 5-0)**

Miles Vizcarra had submitted two previous plans to replace her front lawn that were denied due to excessive use of rocks and severely under planted. In the current plan she has removed all the rock except for a small stepping stone area near the driveway. She did increase the amount of plants but not enough. The Committee was reminded that her goal is to replace the area that was grass when she moved in and not redo the entire front yard. The Committee agreed to allow the area to the left of the driveway as shown but must include the removal of a palm tree. She is allowed to retain the barked area to the far right of the yard as that was also existing. However in the main area of the front yard she is to double the amount of plants in order to cover at least 60% of the area within two years. She agreed. The Committee was in favor of her choice of plants and conditionally approved her plan.

- b. **1567 Landmark/Wimsatt – replace front lawn (denied 5-0).** The owners who currently rent their home had removed all the grass in an area in the front yard as a result of the drought. They received a CC&R notice and submitted a landscape plan to HARC to correct their violation. Upon receipt of the plan, they were informed that there was still too much rock and were given the opportunity to revise their plan. They did not. The Committee reviewed the plan and determined that the dry creek bed they proposed was too large with too many off- shoots. The Committee would prefer to see no dry creek bed or only one section that does not exceed 40 inches in width. It appears they are trying to utilize the rock they installed instead of removing it and starting with a fresh slate. The plan is also under planted. The Committee is requesting a revised plan that is in compliance with the HARC guidelines, that eliminates the use of rock, that uses bark as a ground cover and that increases the amount of plants. If the applicants insists on using one gallon plants, they should be in groups of three to five plants. The Committee did approve of the choice of plants.
- c. **6509 Deerfield/Niebylski – installed artificial turf to cover most of back yard.** (referred to Summit HOA for approval). Mr. Niebylski replaced dead or dying landscaping in his back yard with artificial turf. He was informed by the CC&R manager that he needed HARC approval and submitted a plan. The amount of turf is close to the amount allowed especially as his yard is very small. The Committee approved with the suggestion that he supplement the border area with additional plants in the future. He also represented that his turf is warranted for nine years which is less than the guidelines. However, the Committee will refer their approval to the Summit HOA for the final approval.
- d. **2926 Carlingford/Rojas – repaint shutters and trim (approved 5-0).** The applicant had previously submitted an application to repaint her house. However she went ahead and had it painted before the HARC meeting. Unfortunately she painted the trim and shutters black which is not allowed in her neighborhood. She attended the meeting with several color samples. Together the Committee and applicant decided on redrook red or carrage door as an alternative.. She volunteered to paint one shutter with the two colors and have a HARC member review it before painting the entire project. The Committee agreed and will approve one of colors.
- e. **1225 Wildwing/Robinson – install artificial turf in the front and back of the house. (postponed)** Mr. Robinson is proposing to replace all the areas in his yard that currently are grass lawns with artificial turf. He previously had HARC approval for the back yard but did not move forward. Currently HARC allows residents to have 60% of their front yard in hardscape. Artificial turf is considered hardscape in Hiddenbrooke. By replacing the two areas in front that are grass, his total hardscape is 64%. The Committee would be willing to grant a small variance but would like to get a legal opinion regarding limits on artificial turf before making a decision that could set a precedent. He has chosen a product by Heavenly Greens which HARC has approved in the past for back yards. The Committee did request that he provide the exact specifications for our file and future comparisons.
- f. **2745 Overlook/Conrad – repaint house (approved 5-0)** Mr. Conrad presented a color scheme for his home. They were consistent with the neighborhood and will improve the look of the home. Therefore his applications was approved

9. **Up coming projects and issues:**

- a. **1817 Landmark/Peralta** – replace front lawn
- b. **2408 Rush Creek/ Ashfour** – repaint house
- c. **1718 Landmark/Bundy** – replace front lawn
- d. **1225 Wildwing/Robinson** – replace front lawn with artificial turf

10. **Projects referred to CC&R**

- a. **2987 Carlingford**
- b. **2797 Olivewood**
- c. **6679 Chalk Hill**
- d. **2028 Bennington** – indicated he would add more plants but wanted suggestions. MM will respond

11. Minor Projects: None

12. HPOA Board Report: None

13. Items for discussion:

a. Project completions list: Marcelline prepared a list of projects beginning in 2015 that were approved but needed verification of completion (requested by the Board). The Committee felt that this was too complicated to carry out as whoever did the verification would need the hard copies of the files to make a determination. They recommended that we start with a form letter or email and have the resident make the verification with photos.

b. Artificial Turf in front yards: The Committee would like a legal opinion regarding HARC's ability to put limits on the amount of turf now that we are under Davis Sterling.

c. Xeriscape: The Committee is concerned with the appearance of the front yards that have been converted to xeriscape. The yards that look the best are those that were designed by a professional. It was suggested that we make that a condition. The Committee would like a legal opinion if that is feasible.

d. Custom Home: Once again we have received inquiries about approving a custom home. The property owner at 971 Lyndhurst wants to set up a preliminary meeting. The HARC members were willing to volunteer to meet him but wanted to make sure there were a real set of plans. The owner is dropping off a set at Marcelline's house and then the Committee can proceed. OMNI does have an architect that will help review if needed.

14. Future Meetings: The next meeting is scheduled for: March 8, 2017 in the Brookside Room

15. Adjourned: 9:26 pm.