



APPROVED

Minutes

**Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, October 9, 2019
7:00 PM**

1. **Call to order:** 7:00PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Troy Killorn, Chris Brittle, Kurt Eleam, Christine Fitzgerald, Ernest Stockinger/alt.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Tim Legerton and Gene Stuart, Ernest Stockinger
5. **Minutes:** The September 11, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in September and applicants notified**
 - a. 2062 Bennington/Bower - replace windows and doors (approved)
 - b. 2300 Bennington/Crisp - repaint house, replace windows and front and garage doors, and replace exterior stairs (approved)
 - c. 2346 Langton/von Studnitz - repaint (requested more information)
 - d. Street trees in the Summit. (postponed)
 - e. 2935 Carlingford/McGrew/Mauger - landscape plan around backyard pool (approved) added built-in barbecue. (approved)
7. **Current Projects and items for discussion:**
 - a. 2374 Lansdowne/Legerton/Stuart - comprehensive landscape plan including a pool, a pool house and trellis. (approved 5-0). The applicants propose to landscape their backyard and add a pool, a small structure of approximately 192 square feet with a bathroom and shower for pool users and a small attached studio for changing and a gazebo structure. They have a very large backyard with a large embankment along the rear fence. Their yard backs up to open space. The Landscape plan includes a wide variety of plants that are common in Northern California and will cover the embankment. Several small retaining walls will be added to provide access to the entire yard. The Committee was very impressed with the overall concept of the plan and voted to approve it with a few conditions. In addition to all the standard conditions about adhering to the City's requirements for permits, the Committee requested that they verify the structures meets the required setbacks and drainage. The applicants must also provide pictures or samples of the pavers, pool colors and pool tiles, the materials

for the gazebo and pool house prior to their actual construction. They can proceed with the excavation and planting immediately.

- b. 1370 Wildwing/Stockinger - add stone patio to match travertine sidewalk. (approved 5-0).** The applicants had previously obtained approval for extensive landscaping and walkways to the front yard. They would like to add a travertine patio to match the walkway. The Committee concluded that the proposal was very attractive and would tie- in the two areas. It was therefore approved unanimously.
- c. 2346 Langton/von Studnitz - repaint (approved with conditions). (approved 5-0 with conditions).** Since last month's meeting several members of the Committee visited the applicant's home to inspect paint samples that were applied to the house. Initially the Committee was not in favor of the shade of green for the trim and trellis nor did they approve of the red trim around the windows and door frames. After reviewing numerous photos of the other homes in the neighborhood and a variety of color combinations, the Committee voted to approve the following: The body and garage door - Sherwin Williams #2860 Sage; Body trim - SW Green onyx; Window and door trim and horizontal supports - SW#2837- Aurora Brown. She has the option of painting the front door SW# 7585, sun-dried tomato, the Aurora Brown or reddish brown stain. The trellis should remain white to be consistent with all the other trellises in the neighborhood.
- d. Summit street tree replacement (approved). (approved 5-0).** The Summit HOA maintains all the yards in the neighborhood and had to remove three street trees that were diseased and dying. Two of the trees on Deerfield will be replaced with Chinese Pistache which are on the approved street list. The tree on Chalk Hill will be replaced with Crepe Myrtle which is consistent with other trees in the neighborhood.
- e. 2238 Bennington/Franco - approved 5-0 sending letter requesting update on the project and direction to remove illegal road and restore the hill to natural condition.** The custom home at this address was approved by HARC in July 2018. Prior to submitting their application, the owners created a construction road up the hillside. According to the City, the applicants have not received any building permits and had submitted incomplete plans. The Committee reviewed the approval letters and prior correspondence which indicates that the project must be completed by June 2020. It seems unlikely with the lack of progress that this project will be completed in a timely manner. Therefore the Committee voted to send a letter to the applicant requesting the timeline for completion and a directive to restore the hill to its natural state if the project is not moving forward.
- f. 7072 Alder Creek/Ligocki - refer this address to the CC&R Manager (OMNI) to direct replacing rock ground cover with bark as approved. (5-0)** The Ligockis obtained approval in August to rehab their front yard with a variety of plants, a small wall around the utility box and shredded bark as ground cover. Upon a recent inspection, it was observed that they used light colored small rocks as a ground cover. Therefore the Committee would like OMNI to send a letter informing them to replace the rock with the bark.
- g. 7224 Willow Creek/ Lewis - refer this address to the CC&R manager (OMNI) to require submittal of a new color for the shutters and obtain HARC approval for solar installation. (5-0).** The resident at this address painted their home without HARC approval. They applied to have the colors approved. The Committee was not in favor of the new paint colors but in the spirit of cooperation, approved the color of the body but directed the applicant to repaint the shutters and front door but first submit a new color for the shutters and front door by the September 11, 2019 HARC Meeting. They did not submit the new color in September nor this month. Subsequently it was observed that they installed solar panels without HARC approval. A Notice should be sent addressing both violations.

8. Solar applications approved by Chair:

- a. 8127 Carlisle/Adams
- b. 8468 Bennington court/Go
- c. 4000 Steppinstone/Ochoa
- d. 1169 Songwood/Froelich
- e. 5082 Staghorn/Phan
- f. 1536 Landmark/Fiel
- g. 6654 Chalk Hill/Arquines
- h. 1925 Beltaine/Smith
- i. 2642 Marshfield/Rubio
- j. 2555 Shade Tree/O'Blenes

9. Minor Projects approved by Chair

- a. 6597 Deerfield/Emley

10. Upcoming Projects and Issues:

- a. 1928 Landmark/Singh - add concrete to backyard and paint door and trim red
- b. 7012 Alder Creek/Marie - add trellis shade feature

11. HPOA Board report - Chris Brittle

- a. The community approved the update of the CC&Rs. However they have to recorded before they can be enacted which might take months
- b. All the HARC members whose term had expired, were renewed.

12. Items for discussion:

a. **Paint color boards.** Don White of Kelly Moore provided a mock up color board for the Committee to review. The Committee thought it was a good start and will ask him for another meeting and share the need for more variety of colors, an explanation of the schemes proposed and request additional colors for trim and accents.

b. **Custom lots and subdivisions:** After months of research by the City of Vallejo and the Chair it was determined that custom lots resulting from a subdivision do not have to be one acre as previously thought. Therefore, Roger Ashley will be informed that he should submit an application to HARC describing the subdivision of his his current 1.55 acres lot and then he can proceed to the City.

13. Future Meetings: The next meeting is scheduled for: November 13, 2019/7:00pm

14. Adjourned: 8:34 pm