



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Brookside Room, Hiddenbrooke Golf Club  
Wednesday, November 13, 2019  
7:00 PM**

1. **Call to order:** 7:01PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator),  
Chris Brittle, Christine Fitzgerald  
Absent: Kurt Eleam, Troy Killorn, Ernest Stockinger
3. **HPOA Board Liaison:** Chris Brittle
4. **Guests:** Charles Clay, Roger Ashley and Marie Alex
5. **Minutes:** The October 9, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in October and applicants notified:**
  - a. 2374 Lansdowne/Legerton/Stuart - landscape plan, construct pool and gazebos ( approved). Received additional information as requested.
  - b. 1370 Wildwing/Stockinger - add stone patio ( approved)
  - c. 2346 Langton/ VonStuditz - repaint. ( approved with conditions). Erica Von Studnitz had previously received approval for two of the proposed shades of green for her house and one different shade of brown for the trim. The Committee also denied repainting the trellis a different shade of green and wanted to retain the current white color.. She subsequently requested another shade of reddish brown for the trim and reconsideration for the color of the trellis. At this November 13, 2109 meeting, HARC voted to deny her request and maintain the approval dated October 14, 2019
  - d. Summit HOA tree replacements ( approved)
  - e. 2238 Bennington/Franco - HARC requested an update on the custom home and included a new condition to restore the hill that was permanently constructed without approval to its natural condition if the home is not completed.
  - f. Two referrals to CC&R manager (OMNI)
7. **New Projects or items for discussion:**
  - a. **2415 Rush Creek/Caro - install pergola ( approved 3-0).** The applicants submitted a plan to construct a wood framed pergola with a clear plastic roof. The structure met all the dimension requirements and would be located beyond the five foot setback. The Committee therefore approved the project.

- b. **2972 Carlingford/Clay - repaint ( approved 3-0).** Charles Clay submitted an application to repaint his home in a different color scheme. His application included all the samples and photos required. The new color will be two shades of grey with a midnight blue front door. The Committee felt the new scheme was attractive and would blend in the neighborhood and granted approval.
- c. **1749 Durrow Court/Ashley - subdivide lot approved 3-0).** Roger Ashley wishes to subdivide his large 1.5 acre lot into two .75 acre lots. His home sits on one portion and he would market the other lot. It has taken several years for the City to make a final determination if his request was allowed in Hiddenbrooke, Previously the City maintained that subdivisions had to result in one (1) acre custom lots. After researching the governing document, the City determined that was only a recommendation and not a regulation and gave him the go ahead a month ago. He therefore submitted his application to subdivide.. The Committee approved his request stipulating that the two lots would in equal size of .75 acres each.. HARC's approval is also subject to the approval by the HPOA Board.
- d. **5030 Staghorn/Luce - replace tree ( denied 3-0).** The applicant had removed a City street tree without HARC approval and planted a very small tree in its place. They were now seeking HARC approval. The Committee denied the application because the replacement tree is too small for a street tree. HARC requests that they install a different variety of tree from the approved street tree list in the Design Guidelines.
- e. **4248 Rose Arbor/Ma - remove front yard tree (s). ( approved partially 3-0)** Eugene Ma applied to remove two trees along one side of his driveway due to potential damage. The Committee agreed that the tree closest to his house did present the potential for damage and approved its removal. The other tree should be retained and it was recommended he hire a professional tree service to properly trim the remaining tree along his driveway as well as the one in his front yard.
- f. **971 Innisfree/Espinueva - add nonconforming shed ( approved 3-0).** Elizabeth Espinueva was in the process of replacing a shed in her side yard when she received a Courtesy Notice. She did not think she needed HARC approval as it was a replacement. The original shed mirrored a shed next door and both sheds abut the fence. However it was determined that the construction was more than a replacement as the new structure was two feet higher and much larger than the original. The Committee did agree to grant a variance to allow the new shed to be located within the five foot side setback. The Committee also approved the new shed with the conditions that the shed be painted to match the house and that it be screened from the street with several large plants between the shed and the front fence.
- g. **1275 Wildwing/Shah - front yard rehab ( denied 3-0).** The applicant has made some changes to the front yard without HARC approval. He added two very large areas for plants, including ginger rock and boulders. The Committee determined that the changes were not consistent with the goals of CC&Rs and the Guidelines and denied the project. Pursuant to the CC&Rs and Guidelines rock is only to be used as an accent around plants and not a ground cover or replacement for lawn. Ginger rock is discouraged and palms are not allowed in order to retain an atmosphere found in Northern California and not a dessert appearance. The applicant will be required to submit a new plan eliminating the use of ginger rock and using different varieties of plants. He also severely trimmed two City street trees that might not survive. In the event of their demise, he will be required to replace the trees with a variety on the approved street tree list.
- h. **7012 Alder Creek/Alex - add solar screens, bat house and correct violations. ( partially approved 3-0).** This is a very interesting application as it involves several requests and corrections to possible violations. First of all Marie Alex applied to install solar screens to cover the windows only on both sides of her home to reduce glare from the sun. Usually replacing screens does not require HARC approval however because of the distinctive appearance of the solar screens HARC review and approval is warranted. The Committee approved the use of solar screen except she was directed her to choose a different color instead of black. Stucco or beige was recommended. Upon a visit to the home, it was observed that Marie had installed artificial turf in the two side areas of the house without HARC approval. The turf is getting damaged from the glare from the sun and is the reason she needs the solar screens. In the meantime she erected two large tarps to deflect the sun. She provided all the specs for the type of artificial turf and its installation. HARC approved artifi-

cial turf with the conditions that the tarps be removed once the screen are installed. She will be given a timeline. The final request was for the installation of a “bat” house. Bat houses are used as method of attracting bats to assist in the control of insects such as mosquitos. Apparently she installed a bat house in the back of her house on a tall pole years ago. It was taken down when it was determined she had not received HARC approval. She never applied to HARC afterwards. Her proposal involves a wooden house approximately 18 inches tall by 8 inches wide. It would be mounted on a 20 foot pole. Because this is a new concept and her application was late, HARC directed her to come back in January so all parties could research it thoroughly and she was requested to get feedback from her immediate neighbors. HARC definitely was not favor of a 20 foot pole. One member was uncertain it would be allowed under the CC&Rs. The Guidelines do not address bird or bat houses.

**8. Upcoming Projects and Issues:**

- a. 1928 Landmark/Singh - repaint trim and add concrete

**9. Minor or Solar Projects approved by Chair:**

- a. 5070 Staghorn/Rodriguez - solar
- b. 2550 Marshfield/Glover - solar
- c. 2611 Marshfield/Donahue - solar
- d. 1504 Landmark/Nash - solar
- e. 2744 Overlook/Donesky - repaint same
- f. 8057 Red Oak/Arguelles - repaint same

**10. HPOA Board report: Chris Brittle**

- a. Brief update: Nothing to report other than the latest version of the online Hiddenbrooke Newsletter has been issued.

**11. Items for discussion:**

- a. December Meeting - Unless there is a very pressing issue, HARC will not meet in December.
- b. Work is still in progress to create new color palettes with Kelly Moore

**12. Future Meetings:** The next meeting is scheduled for: January 8, 2020

**13. Adjourned:** 8:35 pm