



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Home of a HARC member
Wednesday, July 8, 2020
6:00 PM**

1. **Call to order:** 6:00 PM members
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Kurt Eleam, Troy Killorn, Christine Fitzgerald, Ernest Stockinger. Absent: Chris Brittle
3. **HPOA Board/ CC&R Manager:** absent
4. **Preliminary meeting for HARC Members;**
Due to the COV -19 shutdown, HARC was unable to meet in person for four months. For July the Committee decided to conduct a live meeting outside at the home of Kurt Eleam to re-view multiple sets of plans that were difficult to comprehend online. Upon finishing the re-view the Committee conducted a zoom call with the applicants to discuss any issues, make recommendations and either approve or deny. See below.
5. **Call to order/Zoom call:** 7:00PM
6. **Guests:** Kimberley Ponder, Mark Thomas, Andre Smith, Charles Clay, Erica Von Studnitz
7. **The June 10, 2020 minutes were approved and posted.**
8. **Items reviewed by HARC Committee in June and applicants notified:**
 - a. **1551 Landmark/Aguilar** - complete retaining wall and sides sidewalk, install artificial turf in back yard and paint trellis (approved)
 - b. **5066 Staghorn/Frey** - repaint (approved)
 - c. **2346 Langton/Von Studnitz** - construct pool (approved concept, need details)
9. **New Projects and Issues:**
 - a. **2318 Pinnacle Point/Ponder/Thomas - Custom home (approved with conditions 5-0)**
The Chair met with the applicants and gathered the materials for the meetings. The applicant provided a board with photos of various elements of the home along with samples for the stone, slate roofing and the paint color applied to stucco. The Committee was in favor of the majority of the features but questioned the style of the mailbox, recessed lighting and the shade of green. The Committee suggested they consider a different shade as the one provided was very bright in the sunlight. The applicants explained that

the recessed lighting fixtures would not be visible and agreed to submit a different style mailbox. They will also agreed to submit a different shade of green exterior paint if they make a change . The Committee did not want to hold up the project any longer and voted to approve the project upon receipt of the items in question to allow them to proceed in obtaining their building permit from the City of Vallejo. The commencement of the project is also conditioned upon receipt of a landscape and irrigation plan.

- b. **2346 Langton/Von Studnitz - pool and backyard landscaping. (approved 5-0).** The applicant provided responses to all the details that were requested at the previous HARC meeting such as design, materials, tiles, colors of the pool and the surrounding landscape. She also confirmed the removal of the fire pit and spa that appeared on the original plan. The plants indicated on the plan were acceptable except for the use of palms. She agreed to replace the palm with other plants from the approved plant list. Therefore the Committee voted to approve the project.
- c. **2346 Langton/Erica von Studnitz - repaint (requested revision).** Erica submitted new paint samples last week which the Chair circulated to the Committee. She was informed that the shade “ In a Pickle” was not acceptable as it was too bright and to please choose another shade and submit asap. Unfortunately she waited until the day of the meeting and did not provide brush out samples. The Committee only had computer versions which are not accurate. One on the shades of green, Hula Girl, was very similar to the shade approved back in October and again in February. If she could provide a brush out sample of that color the Committee would review and approve prior to the August meeting.
- d. **2274 Bennington/Rashid - front landscape plan. (no show).** The son of the owner of the home is trying to help obtain approval of a front yard landscape plan. In June he was given the opportunity to wait until July because he was taking finals at UC Davis. He was going to provide a pdf version of the plan with all the required changes that were determined in February. He was sent a reminder of the meeting and the zoom invite. He did not respond. As this property has been in violation since 2018, it will be referred to OMNI as being in noncompliance.
- e. **6138 Ashwell/Smith - expand second story deck. (approved 5-0).** Mr. Smith applied to expand his second story deck to provide additional outdoor opportunities in his very small back yard. He provided detailed architectural drawings and the approval from the Fairway Villas HOA. However there is glitch regarding the setbacks for this home as well as other homes in this development whereby they encroach into the required 25 foot setback due to abutting the golf course property. Because the addition of new deck does not extend beyond the current footprint of the home, the Committee voted to grant a variance to the setback requirement in the Guidelines and approved the project.
- f. **2940 Carlingford/Alabanza - repaint (denied 5-0).** Upon receipt of the brush out samples of the paint, the Chair notified the applicant that black shutters were not allowed in the Masters neighborhood. They were asked to submit another color which was not received. Therefore the project was denied.
- g. **2972 Carlingford/Clay - add free standing pergola (approved 5-0).** Charles Clay applied to construct a free standing 14 x 12 pergola on an existing 16 x 16 foot pad in the corner of the large back yard. The Committee voted to approve the project subject to obtaining a building permit from the City of Vallejo.
- h. **1610 Landmark/Salvador - remove tree (approved 5-0).** This item was reviewed and approved prior to the meeting. It was determined that the removed tree was not a street tree and therefore did not need to be replaced.
- i. **2033 Bennington/Ocampo - remove and replace tree. (approved 5-0).** Mr. Ocampo

requested approval to remove a dead tree in his front yard. The Chair visited the site and agreed that it should be removed. However because it is a street tree it must be replaced. The applicant agreed to replace the tree with one of the approved street trees. The Committees suggested either a Chinese Pistache or red maple. He will be asked to inform HARC of his choice.

- j. **3044 Overlook/Moore. - repaint house. (denied 5-0).** The Moores obtained approval to repaint the trim, shutters and garage door of their home. However the painters mistakenly painted the garage doors the shade of dark blue used for the shutters etc. At first the Moores indicated they would have the garage doors repainted but then changed their minds and wanted to keep the dark blue garage doors. The Committee individually reviewed their request to keep dark blue doors and denied it. They were given to the original completion date to correct to the approved color: November 29, 2020

10. Upcoming Projects:

- a. 2342 Lansdowne/Madayag - add gate across driveway
- b. 2382 Lansdowne/Uhlich - add covered walkway
- c. 2737 Olivewood/Isaacs - add gazebo

11. Minor and solar projects approved by Chair:

- a. 1150 Songwood/Plummer - solar
- b. 2024 Bennington/Bertolucci - solar
- c. 2862 Olivewood/Powell - replace mailbox
- d. 2604 Ashden/Hoffman - remove tree

12. HPOA Board report - Chris Brittle

- a. Annual Meeting - July 15, 2020. Zoom
 - Election of officers
 - New schedule of fees
 - New standing rules to include contingency fund of \$50,000
 - Improved finances due to relief from Davis/Sterling

13. Items for discussion:

- a. 930 Lyndhurst - no need to inspect wall
- b. Annual HARC report - number of projects

14. Future Meetings: The next meeting is scheduled for: August 12, 2020/7:00PM

15. Adjourned: 7:58 pm