



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Garden Room, Hiddenbrooke Golf Club
Wednesday, June 11, 2019
7:00 PM**

1. **Call to order:** 7:04 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Kurt Eleam, Troy Killorn, Ernest Stockinger. Absent: Christine Fitzgerald
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Olivia Guitierrez, Ashely Amaral, Balcer and Rajwinder Singh
5. **Minutes:** The May 8, 2019 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in November and applicants notified:**
 - a. 1528 Landmark/Romanowski - rehab front yard (approved)
 - b. 2225 Bennington/Conte - rehab back and front yard (approval)
 - c. 1848 Landmark/Zumbo - remove Sycamore tree (denied)
 - d. 4277 Bromley. Rogers - landscaping and repaint (approved)
 - e. 2935 Carlingford/McGrew/ Mauger - modify pool plan (approved)
 - f. 6219 Newhaven. Haydock - add paver patio (approved)
7. **Solar applications approved by Chair:**
 - a. 2734 Washburn/Nisperos
 - b. 4248 rose Arbor/Ma
8. **Minor Projects approved by Chair**
 - a. 1889 Landmark/McGarter - replace plants and rehab front
9. **New projects/Issues:**
 - a. 2849 Olivewood/ Pollard - repaint. (approved 5-0). The Pollards applied to repaint their home in a color scheme approved at a 2797 Olivewood Lane. The Committee was in favor of the color for the body, shutters and accent trim but not in favor of the stark white trim for the garage door and window trim. However because the house at 2797 was approved, the Committee went ahead and approved the colors proposed with a strong recommendation that the applicants choose another color for the garage door and window trim. The Committee felt that white was too stark and is suggesting another shade such

as ivory, cream or off white. It was the experience of some of the members that the bright white soils easily and looks dirty after time.

b. 2334 Langton/ Ruiz/ Smith - add in-ground fiberglass pool (approved 5-0). The applicants are proposing adding an in-ground fiberglass pool to their back yard. The pool met all the setbacks and was therefore approved. Some additional greenery and concrete will be added surrounding the pool to tie in with the existing landscape.

c. 5034 Staghorn/Rothkop - add rock to front side yard (approved). The Rothkops applied to replace the bark in the front side yard with rock because the bark was difficult to maintain. Apparently their gardener blows the bark out of place. They proposed two strips of ginger rock on the side of the front yard and driveway. The Committee has not been in favor of ginger rock in the past and would prefer bark to retain a more natural appearance. It was also recommended that they consider spraying the bark with Mulch Lock, a product that prevents the bark from being swept away. However if they still want to use rock, the Committee approves variegated river rock that is common to Northern California.

d. 1928 Landmark/Singh - screen shed (approved). The Committee invited the Singh to attend the meeting in order to personally explain the concerns and suggestions regarding their nonconforming gate and the screening of the shed. The Committee confirmed their approval of the modifications to the nonconforming gate: remove the spikes, paint the gold medallions and remove the solid back panels. However the Committee did agree to allow the Singhs to retain the support portion of the wrought iron fence.

The Committee also was not in favor of the one plant the Singhs proposed to screen the shed they moved without HARC approval. Rather than move the shed, the Singhs opted to screen it. The Committee stresses the need to completely screen the shed from visibility from the street and insists on a minimum of three fifteen gallon plants.

e. 1904 Landmark/Amaral - add retaining wall and landscaping and replace fence. (approved subject to City). The new owners of this home are proposing some long over due improvements to their backyard. They proposed adding a retaining wall to base of the embankment and landscaping it with a nice variety of plants. The Committee applauded their efforts to improve the very visible back hill. However there remains some uncertainty as to whether the proposed wall will need engineering and a City permit. The work was approved subject to the City of Vallejo requirements. The applicants will provide written findings from the City.

The Amarals also are proposing replacing the long expanse of fence that runs along the side of their house and back yard. They proposed a solid six foot fence for privacy. The Committee determined the fence did not conform with others in the neighborhood but would be in favor of the a six foot solid fence with lattice on the top and overlapping slats. The applicants agreed to construct a custom six foot solid fence with lattice sections on top that match the other fences in the neighborhood and does not exceed the seven foot limitation.

f. 930 Lyndhurst/Duckett - reevaluate retaining wall and screening. Jermaine Duckett was previously approved to build a retaining wall along the embankment in his backyard, place a shed near the rear fence and add landscaping along the fence to screen the shed. He was advised to contact the City of Vallejo to determine if the retaining wall needed to be engineered and required a permit. Jermaine informed the Chair that he was told as long as the wall was under 48 inches it did not need City approval. He was to verify that representation in writing which he did not. He also relocated the shed closer to his house and did not add any landscaping. Several members of the Committee have observed from the golf course the wall and lack of landscaping. HARC continues to be concerned if the embankment has stability issues that could impact his neighbor. The Committee concluded that any erosion was his responsibility and HARC has no liability as the issue was brought to his attention on several occasions. They also determined that due to the

relocation of the shed, he no longer needed the landscaping along the fence but did still need to screen the shed with large shrubs to limit visibility from the golf course and street. He will be informed of this modification to the prior approval.

g. 2952 Carlingford/Reed - repaint house and remove and replace tree (denied 5-0)

The applicant is proposing to repaint the house and remove a blighted pear tree. The replacement tree is not on the approved list for street trees and was denied. There is some confusion over the shades that are being proposed for the house paint. The samples did not appear to be same as the photo of the paint applied to the house. The Committee is requesting that new paint strips be applied to actual surface of the house, shutters trim and notify HARC to inspect the colors. The Committee was in favor of the sampled colors and would approve if that is what is being proposed. One member had concerns about the color for the front door.

h. 1504 Landmark/Nash - tree removal without HARC approval. The Nashes recently removed a mature Sycamore street tree without HARC approval nor in accordance with their HARC response letter dated October 31, 2018. They resubmitted their previously approved landscape plan that did not include a replacement tree. The Committee has reviewed their home and determined that there is a void of street trees along the stretch of Landmark where they live. Therefore they will be notified that a replacement street is required in the approximate areas where the sycamore was removed. The Committee suggested increasing the size of the proposed maple tree to 24 inch box and moving it to the area.

10. Upcoming Projects and Issues:

a. 2318 Pinnacle Point/ Thomas/Ponder

11. HPOA Board report - Chris Brittle

- a. CC&R updates
- b. Annual meeting - June 20, 2019

12. Items for discussion:

- a. Design Guideline updated and on webpage
- b. Annual Meeting report presented for review by the Committee
- c. Solar Report generated to verify what prior installations were required to paint, conceal and repair wires, conduit and equipment. These conditions were not added to approval letters until some time mid 2015.

13. Future Meetings: The next meeting is scheduled for: July 10, 2019 / 7:00 pm

14. Adjourned: 8:50PM