



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Home of Marcelline Mahern
Tuesday, August 18, 2020**

I. 6:00 PM Preview Meeting for 1797 Durrow Court/ Sohal/rep Erik Kaufman/ Custom home

HARC Committee Members: Marcelline Mahern, Chair and administrator, Kurt Eleam, Troy Killorn, Christine Fitzgerald, Ernest Stockinger (in person). Alt, Chris Brittle abs.

1. 1797 Durrow Court: Erik Kaufman of Kaufman Gomez Architecture, presented plans on behalf of Sonny and Manju Sohal for a custom home. The proposed home is a total of 6320 square feet on a 1.05 acre lot. The home will be three levels with a total of six bed rooms, 4 1/2 baths, a living room, a dining room, a family room, kitchen, a main floor office and lower level office/ lounge. It also includes a three car garage. The plan also illustrates a pool house for the future. The house falls within the 35 feet height limitation. The Committee was in favor of the design and sitting of the house facing Durrow Court. However the plans did not include the specifics of the building materials, colors, colored renderings, roofing, driveways, lighting, mailbox, landscaping, drainage, grading and soil erosion plan. Most of these items must be provided for the next review. Mr. Kaufman requested if the landscape plan could be submitted after the grading plan as it can alter the landscaping. The Committee agreed based on a recent experience whereby a landscape plan was completely different after the grading plan was drawn. However all plans and reports must be submitted before the final approval

2. The Committee also previewed all the other applications to facilitate a quicker response.

II. 7:00 PM - Regular Meeting by Zoom with the applicants.

1. **Call to order:** 7:05 PM

2. **HARC Committee Members:** same as above

3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle by zoom

4. **Guests:** Erik Kaufman, Becky Uhlich, Patrick Isaacs, Noel McGarter, Gena Millare, Mary and Bob Hall, Brad Marlow, Christy Powell and Judi Land,

5. **Minutes:** The July 8, 2020 minutes were approved and posted

6. Items reviewed by HARC Committee in July and applicants notified:

- a. 2318 Pinnacle Point/Ponder/Thomas - Custom home (approved)
- b. 2346 Langton/Von Studnitz - Pool and landscape (approved)
- c. 2346 Langton/von Studnitz - requested new color samples
- d. 2274 Bennington/Rashid - landscape plan (no show)
- e. 6138 Ashwell Way/Smith - extend second story deck (approved)
- f. 2940 Carlingford/Alabanza - repaint (requested new shutter color)
- g. 2972 Carlingford/Clay - add pergola (approved with city permits)
- h. 1610 Landmark/Salvador - remove tree (approved)
- i. 2033 Bennington/Ocampo - remove and replace tree (approved)

7. Solar applications approved by Chair

- a. 7236 Willow Creek/Killorn - solar
- b. 6138 Ashwell/Smith - pending
- c. 1326 Misawa/Redrico - pending

8. New projects:

- a. 2382 Lansdowne/Uhlich - add cover over back walkway (approved 5-0). Becky Uhlich applied to construct a trellis-like structure over her backyard sidewalk that runs from the backdoor to her free standing garage. The cover will be similar in design to trellis commonly seen but will have a plexiglass top. The Committee approved her project but suggested she consider smoke colored plexiglass instead of white. HARC believes she will have to obtain a City building permit and will make that a condition of approval.
- b. 2737 Olivewood/Isaacs - add 12x10 gazebo, a 4x8 garden shed and landscaping lighting. (approved 5-0). The applicants are proposing to install a prefab gazebo. They contacted the City to verify that it did not need a building permit. Therefore the gazebo meets our guidelines along with the proposed small shed and was approved. The Committee did request a diagram illustrating where the proposed outdoor lights will be located. This can be sent to the Chair for approval and the file.
- c. 1889 Landmark/McGarter - added shed and replace front door (5-0). Noel McGarter received a courtesy notice regaining a newly install shed. She was referred to HARC. She submitted an application for the shed as well as a new front door. Upon verification that the shed meets all the setbacks, her projects were approved.
- d. 4135 Sheffield/Millare - painted house without HARC approval (denied shutter). The Millare painted their home in the Villages last October without HARC approval. They were approved by the Villages ARC. The body of the house is aubergine and the shutters are bright red. These are not colors that HARC would ever have approved. They received a courtesy notice last fall and it has taken them this long to submit to HARC. The Committee is very reluctant to require homes to be repainted especially when the local HOA approved it. However as these colors would never have been approved by HARC and in the spirit of cooperation, the Committee did request that the Millare at least change the color of shutters. The Committee suggested black, charcoal or chocolate brown. They were directed to submit new colors for the September HARC meeting. The applicants are upset and do not want to make the change and want to keep something in red but agreed to submit new colors. They also painted their fence a shade not on the approved list but the Committee agreed to accept the new color.
- e. 6056 Ashwell/Dooley - remove tree (no decision) The Dooleys submitted an application to remove a tree in their front side yard as it was overgrown and rubbed on the house. The Chair circulated the application to the Committee to determine if it could be considered a minor project. However the Committee concluded that it was an attractive healthy tree and suggested it be trimmed first. This decision was conveyed to the applicant with the option of appearing before the Committee if the re-

removal of the tree was so desired. The Chair never heard back from the Dooleys and assumed they were going to follow the suggestion and trim first. Since our meeting, Mr. Doolley indicated he could not make the meeting but still wanted to remove the tree. He was informed he would have to wait until the September HARC meeting.

- f. 1555 Landmark/Hall - build new trellis (approved 5-0). The Halls applied to construct a new 12 x 12 x 18 foot pergola. They were informed by the Chair that the size needed a City of Vallejo Building permit which they received. The new structure meets all the setback an was therefore approved.
- g. 5030 Staghorn/Luce - replace tree/ 15 gallon Chinese Pistache (approved 5-0). The Luces removed a street tree about a year ago and received a notice to submit an application to HARC for a replacement “ tree” instead of the small palm they planted. It has taken months for them to comply. They have agreed to remove the palm and replace it with a 15 gallon Chinese Pistache. The Committee approved the new tree.
- h. 1379 Wildwing/Marlow - repaint house (approved 5-0). Brad and Abigail Marlow applied to repaint their home very neutral colors that fit in with the neighbors. The Committee approved the project.
- i. 1337 Swainson/Maranan - repaint scheme 4 (approved 5-0). The Maranans applied to repaint their home using the approved color scheme 4. The Committee was please that someone used the new color palettes and approved the project.
- j. 2862 Olivewood/Powell - stain fence different that approved stains (submit sample). Christiy Powell applied to stain her very large fence a stain that is not on the approved list. She submitted a sample but unfortunately it went to OMNI and not the HARC in time for the meeting. She will drop off another sample in the HPOA box for review by the Chair. If it is close to one of the approved Redwood shades, the Chair will approve.
- k. 5078 Staghorn/Land - remove and replace diseased street tree (approved 5-0). Judi Land has a diseased pear tree in her front yard that is damaging the plumbing which was verified by her plumber. She would like to re move it and replace it with a 15 gallon crepe myrtle. The Committee voted to approve her application.

9. Upcoming Projects and Issues:

- a. 2346 Langton/Von Studnitz - repaint
- b. 2274 Bennington/Rashid - front yard landscape plan
- c. 2404 Waterfall/Ho - remove tree

10. HPOA Board report - Chris Brittle

- a. Announced new Board officers: Mike Nisperos, President, Chris Brittle, Vice President and Jag Nirwan, Secretary

11. Minor Projects: none

12. Items for discussion:

- a. Remove the artificial turf installation requirement to be certified by Synthetic Turf Council. Chapter5, L - 25k
- b. Confirmed Building permits needed for any structure over 10 x 12

13. Future Meetings: The next meeting is scheduled for: September 9, 2020/time and place TBD

14. Adjourned: 8:10 PM

