



**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Garden Room, Hiddenbrooke Golf Club  
Wednesday, February 18, 2020  
7:00 PM**

1. **Call to order:** 6:58 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Kurt Eleam, Troy Killorn, Christine Fitzgerald, Ernest Stockinger and Chris Brittle, alternate.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Chris Brittle
4. **Guests:** Mario Millan, Erica Von Studnitz.
5. **Minutes:** The January 8, 2020 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in January and applicants notified:**
  - a. 2700 Overlook/Zhang - added gazebo without HARC approval. ( denied/revision requested)
  - b. 1735 Landmark/Rayon - repaint house ( approved)
  - c. 2334 Langton/Ruiz/Smith - landscape plan for front yard ( approved)
  - d. 4111 Summer Gate/Galindo - remove tree ( approved)
  - e. 2346 Langton/von Studnitz ( request additional information)
  - f. 7012 Alder Creek/Alex - solar screen revision ( approved)
  - g. 7012 Alder Creek/Alex - bat house continued
7. **New Projects/Issues to review:**
  - a. **1559 Landmark/Millan - remove Sycamore tree ( approved 4-1).** In January, 2019 the Millans applied to remove two Sycamore trees from the front yard due to damage to the plumbing, sidewalk and lawn. The Committee approved the removal of the tree in the left corner of the yard and directed them to replace it with a Chinese Pistache. They were also directed to try to mitigate the damage to the other tree by trimming the roots and the branches to stifle the growth. The Millans did cut back the roots but the damage continued. The Committee voted to approve the removal of the Sycamore tree and replace it with a Chinese Pistache to match the other tree. It was recommended that they locate the new tree further back in the landscaped area and to consider using a root block to prevent future root damage. It is also recommended that any new trees be deep watered to encourage the roots to grow down instead of along the surface

**b. 1275 Wildwing/Shah - revised front landscape plan ( approved 5-0).** The Shahs had previously received a courtesy notice regarding a landscape plan they created without HARC approval. They submitted their plan but it was rejected by HARC and were given a list of items that were in violation of the Guidelines and needed to be revised. The applicants submitted a revised plan and correspondence agreeing to all the changes.

**c. 1520 Landmark/Concepcion - remove side tree ( approved 5-0).** Mr. Concepcion applied to remove a tree along the side of his driveway that is causing damage. There are several other trees on his property and the tree in question is not a street tree. The Committee voted to approve its removal with the condition that area long the side of the driveway now be landscaped with at least six five gallon plants and bark to fill in the void.

**d. 1242 Landmark/Scott - repaint house ( approved 5-0).** The applicant requests approval to repaint his house. He provided an comprehensive color board and was approved.

**e. 5027 Staghorn/Mazutis - replaced garage door ( request submittal).** The residents recently obtained approval to repaint their house. However they also replaced the garage and front doors with a very modern design that was not mentioned in their application. The addition was observed by the CC&R inspectors. Members of the Committee did view the doors and would approve them once an application is received. The consensus was that although the doors are a departure from the norm, the home is located on a flag street where the difference is not as obvious. The doors also blend in with the more modern paint colors. In the future the Committee will have to review such applications on a case by case basis. The Chair will notify the Mazutis of the need to submit another application for the doors (without a fee )and the Chair can approve without further Committee review.

**f. 2346 Langton/ Erical Von Studnitz - window frame trim ( approved 5-0).** The applicant and the Committee have not been able to agree on a trim color for the window frames for her Arts and Craft style home. An agreement was finally made and a reddish brown color was approved.

**2346 Langton/Von Studnitz - preliminary review of landscape plan.** Erica also submitted a conceptual drawing for proposed landscape improvements including the addition of a lap pool. The drawing was not received until Monday and the Committee did not have the opportunity to study the plan, therefore the plan will be reviewed in stages. However some comments were made and the Chair will generate a letter addressing the issues for the first stage of the plan that involves the front portion of the yard. She should also be aware of any requirements from the City of Vallejo that usually include soil and grading reports and corresponding work for pool installation.

**g. 1915 Landmark/Long - remove undeveloped trees ( approved 5-0).** The Committee concluded that the request to remove several small trees and volunteers was appropriate to assist in the growth of the existing trees.

#### **8. Solar applications approved by Chair:**

- a. 2671 Marshfield/Appukuttan
- b. 2346 langton/Von Studnitz
- c. 4016 Stepping Stone/Wiley

#### **9. Minor Projects approved by Chair: none**

#### **10. Upcoming Projects and Issues:**

- a. 1928 Landmark/Singh - paint trim and add concrete
- b. 7012 Alder Creek/Alex - bat house
- c. 2700 Overlook/Zhang - added red gazebo

**11. HPOA Board report - Chris Brittle**

- a. The Board is in the process of requesting proposals from Security Companies

**12. Items for discussion:**

**a. Definition of good standing for HARC review:** The Committee concluded that for the purposes of HARC review and approval a resident has to be current with their financial obligations such as dues and is not being fined for any noncompliance issues.

**b. Color Boards:** Chris and Marcelline concluded their work with Kelly Moore and presented new color boards to the Committee. The Committee approved their use as follows:

- i. The color combinations are only suggestions for those residents looking for ideas. The HARC Chair and or Committee members will have sample booklets to loan residents for review.
- ii. If one of the color palettes are chosen an applications is still required for HARC review to ensure the colors are consistent with the roof materials and not the same as other nearby neighbors. In this case the application does not need to include brush outs samples. Some of the new palettes are not appropriate for every neighborhood, especially the use of black shutters.
- iii. A resident may choose to retain their current colors or choose something else but both cases are subject to HARC application and review. Refer to the Guidelines for repainting and submittal requirements.
- iv. Another goal is to post the paint palettes on the Hiddenbrooke webpage.

**13. Future Meetings:** The next meeting is scheduled for: March 11, 2020 / 7:00pm

**14. Adjourned:** 8:35 pm