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**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom Call  
Wednesday, September 8, 2021**

6:00PM - In order to conduct the meeting within the allotted Zoom timeframe the Committee met in person to preview the applications and prepare questions

1. **Call to order:** 7:08PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Troy Killorn, Ernie Stockinger, Joseph Joslin and Chris Brittle, alternate. Absent: Patric Isaacs. Chris Brittle was not included in vote as there there were no ties. (Chair's mistake)
3. **HPOA Board:** HPOA Board liaison: Andre Crisp
4. **Guests:** Raj and Balkar Singh, Rep from Sunshine Properties, Ofelia Valle, Tom Knox, Disney Wei, Miles Vizcarra, David Rodriquez, Carola Ziermann, Joe Wells and Laurie Foster.
5. **Minutes:** The August 14, 2021 minutes were previously approved and posted..
6. **Items reviewed by HARC Committee in August and applicants notified ;**
  - a. 2730 Washburn/Lozano -add swim spa ( approved )
  - b. 1232 Landmark/McWhorter - repaint ( approved )
  - c. 1560 Landmark/Yao - repainted fence ( denied request new shade)
  - d. 1928 Landmark/Singh - rehab backyard including artificial turf ( requested info)
  - e. 1889 Landmark/McGarter- replace bark with rock ( partially approved)
  - f. 5149 Carisbrooke/Otis - repaint ( approved)
  - g. 2757 Overlook/Sevilla - repaint ( approved)

**7. New and Old Business:**

**Old Business:**

- a. 1928 Landmark/Singh ( postponed). The Singhs had submitted a plan in August for a number of improvements to their backyard including artificial turf. However the Committee had numerous questions and they did not attend the August meeting. They were sent a detailed letter on August 16, 2021 outlining all the information needed to proceed. One of the items was they were proposing was to create a new sitting ares outside their fence line and a top of a hill behind the back yard overlooking the neighbor's yard. There was also conflicting information between their application and an estimate they provided from a contractor. They were directed to answer the questions in the letter and drop off a better

sample of the turf. They never responded to the letter nor provided the samples and revised diagrams. They attended this meeting but the Committee conveyed their inability to evaluate their application and directed them to provide the information requested in the letter and return in October.

b. 1560 Landmark/Yao ( approved 4-0). The applicants applied a new shade of stain on the fence that the Committee reviewed and approved.

c. 7008 Alder Creek/Valle ( approved 4- 0). The Valles decided to repaint their entire house and not just the trim as previously directed to correct a violation. The trim was to be completed by September 15, 2021. However now they need an extension to paint the house and are running into difficulty obtaining paint with the desired finish. The Committee verified the paint issue with Kelly Moore and voted to extend the timeframe by 60 days to come into compliance. However they are to be proactive in obtaining the paint and not wait until the last minute. They might have to seek a different paint brand.

#### **New Business:**

a. 2633 Feldspar/Knox - remove and replace tree ( approved 4-0). Tom Knox applied to remove a street tree where the roots are approaching the driveway and curb. He would like to replace it with a red maple tree that is on the approved street tree list. As usual, the Committee was reluctant to remove the tree and considered having him mitigate it first by trimming the roots. However it was decided that a new tree with proper watering would enhance the appearance of the yard and prevent any damage. Therefore the Committee approved the removal of the tree with the condition that it be replaced with a 24 inch box variety of red maple.

b. 7240 Willow Creek/Wei - repaint shutters ( approved 4-0). The Weis had painted their shutters a nonconforming shade of turquoise and were notified to change it. They picked out a color that matched the front door. However they painted it before obtaining approval. The Committee went ahead and approved the color for the files,

c. 2854 Dominion/Vizcarra - repaint ( approved 4-0). The applicant proposed to repaint her house using scheme 8 of the Kelly Moore booklet. The Committee voted to approve as it will update the appearance of the house.

d. 6048 Stonehouse/Rodriquez - rehab front yard and add patio ( pending). David Rodriquez applied to rehab and refresh the landscaping of his front and side yards. He also intends to add a paver or concrete patio that will take up the majority of the back yard. HARC takes into consideration the limitations of very small yards and concluded it would be appropriate. His approval will be pending the receipt of an updated diagram from the contractor.

e. 6357 Newhaven/Ziermann - replace lawn. ( approved 4-0). Carola Ziermann is a new resident and is concerned with conserving water. She has proposed removing the lawn and replacing it with a xeriscape landscape. She provided a plan that included plants from the approved list. The Committee cautioned her that she will not experience a noticeable savings for at least a year as new plants need a lot of water to thrive. The Committee applauded her efforts and approved the plan.

f. 7060 Alder Creek/Wells - remove tree ( approved 4-0). Joe Wells applied to remove a cherry blossom tree that is close to his front porch creating a potential hazard. As that is the only tree in his front yard, the Committee suggested that if it is removed, he add a new tree from the list in another location closer to the street. He agreed and the Committee approved the removal and replacement of the tree. His approval letter will indicate suggested trees and add the condition that the new tree be deep watered for the first year to ensure the roots grow in the right direction.

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

a. 2737 Olivewood/Isacs

**9. Minor Projects approved by Chair**

- a. 2559 Shade Tree/Schussel - repaint trim

**10. Upcoming Projects and Issues:**

- a. 2727 Olivewood/Perelli - repaint same
- b. 2820 Thornbury/Corpuz - repaint
- c. 5034 Staghorn/Rothkop - repaint

**11. HPOA Board report - Andre Crisp**

- a. The City completed a new walkway on Bennington from the The Villages to the tot park. The walkway was requested by a resident in the Villages at a Board meeting and the City responded rather quickly.
- b. The City is waiting for a part to repair the fountain.
- c. The City is also in the process of replacing street signs through Hiddenbrooke.
- d. The next HPOA Board meeting will be September 22, 2021, a week later than usual.

**12. Items for discussion:**

**a. Fence stains:** The Committee had a follow-up discussion to address the issue of non conforming fence stains, updating and simplifying the current pre-approved list and revising the application policy. The Committee as well as the OMNI inspectors have observed a wide variety of newly stained fence colors that are not in conformance with the Hiddenbrooke Landscape and Design Guidelines. Therefore the Committee is changing the policy regarding fence stains to require everyone wishing to re-stain their fence must submit an application. They will apply a sample of the stain to their fence and a HARC representative will visit the site and verify that it is an approved color. No Committee review or fees will be required. In the meantime HARC will create a much simpler list of approved stain colors that will address all the categories of stains, i.e. transparent, semi-transparent, and solid. The goal is to pare the list down to about six colors that any retailer can produce and stipulate that gold, yellow, burgundy and orange are not allowed. A final draft to the change will be ready for the October HARC meeting and then on to the HPOA Board for approval.

**13. Future Meetings:** The next meeting is scheduled for: October 13, 2021/7:00pm

**14. Adjourned:** 8:26PM