



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom
Wednesday, May 11, 2022
7:30 PM**

**5:00 PM. - Grille at the Club:
961 Lyndhurst/Le - Custom Home**

A meeting was scheduled with the developer of this project for a final review. Neither the developer Greg Garbolinsky nor the applicant Rosalyn Le attended. The Committee was in favor of all the changes but reserved final approval until they reviewed the house color applied to a stucco sample. The Chair will make arrangements to receive the samples.

1. **Call to order:** 7:35PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Joseph Joslin, Patrick Isaacs, Chris Brittle,
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** January Reclosado, Barbara and Serge Atherwood
5. **Minutes:** The April 13, 2022 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in April and applicants notified:**
 - a. 1797 Durrow Court/Sohal - custom home (approved)
 - b. 1555 Landmark/Hall - repaint (approved pending new shutter color/approved)
 - c. 2025 Bennington/Frazier - repaint (approved)
 - d. 2618 Marshfield/Sandhu - repaint (approved)
 - e. 1735 Landmark/Rayon - repaint (approved)
 - f. 2959 Carlingford/Gladden - repaint (approved)
 - g. 1652 Landmark/Murphy - repaint (approved electronically)
 - h. 2405 Rush Creek/Tamayo - repaint (approved electronically)
 - i. 2870 Olivewood/Thomas - repaint (approved changes electronically)

7. Old Business:

- a. **1743 Landmark/Davantes** - front yard landscaping was not installed per the plan. The Committee has observed that the xeriscape plan installed by the resident is not in compliance with the plan approved by HARC. The Chair will inform them by letter of the items that need correcting and make suggestions to improve the appearance.
- b. **6679 Chalk Hill/Bard** - add shed and spa (approved 5-0). The Bards are in the process of making improvements to their back yard. Currently they applied to add a shed and spa which they represent are within the setbacks and size requirements. Additionally they have been using the front side yard as a staging area for construction. HARC will direct them to submit a landscape plan for that area by the July HARC Meeting in order to be included in the initial submission fee. Otherwise the landscape will be considered a new project subject to a separate application and fee. All the work must be completed by November 13, 2022

New Business:

- a. **2736 Olivewood/Reclosado** - repaint shutters and front door and move fence (approved 5-0, subject to a new front door color). January Reclosado applied to repaint his shutters, front door and move the front fence. The Committee approved the shade for the shutters but requested a darker shade for the front door. He proposed a bright copper but will provide a darker version to the Chair. He also obtained approval to move the fence in the front yard to have more usable back yard space. He will leave the gate as is to retain access to the meters etc. He will stain the new fence with one of the approved Cabot stains. Landscaping will be retained in front of the new fence with possibility of adding a few more shrubs for a fresh look
- b. **5023 Staghorn/Fajardo** - repaint (approved 5-0). Dan Fajardo submitted Scheme 16 to repaint the house and the Committee approved.
- c. **2050 Bennington/Mena** - repaint (approved 3-2) Mr. Mena applied to repaint his house a different color. The majority of Committee was in favor and it was approved. The dissenting votes were cast because he is proposing black shutters and front door. HARC only approves black in certain neighborhoods and this is not one. So two members voted no to remain consistent. The others felt that because there are only one set of shutters and front door is recessed black would be acceptable. Admittedly it is confusing because black is included in the approved schemes from Kelly Moore.
- d. **6166 Ashwell/Kalagaia** - repaint trim, landscape plan and remove tree (approved 5-0) The applicant Shilpa applied to correct a violation by repainting the house trim the same color. She removed the tired landscaping along the front of her house and submitted a new plan of a mixture of shrubs and flowers. She also is concerned that a large Sycamore tree is too close to her house and got an arborist opinion that the roots could cause future damage. She applied to remove the tree. Those three items were approved. The remaining issue was about her desire to fill the empty space with a flower bed of iris. The Committee concluded a flower bed was not appropriate and is recommending in addition to the bulbs and flowers, she replace the tree with a small tree like a magnolia or shrub from the approved plant guideline. The Chair spoke with the manager of the Fairway Villas HOA and he agreed that the tree should be removed but needed to be replaced with another tree or shrub.
- e. **1251 Landmark/Atherwood** - rehab front yard, remove and replace tree, add gate and repaint shutters, front door and window box (approved 5-0 subject to paint color). The Barbara and Serge Atherwood applied to rehab multiple areas of their front yard. The Committee approved their proposal to plant ivy or hanging plants a top of a retaining wall, fill in a small slope next to the retaining wall in front, refresh a planter area along the front of the house under the window, repaint the shutters, front door and planter box, add a gate to other side of the house and remove an oak tree that abuts the house.

The Committee did condition the approval upon choosing a different paint color and replacing the tree in a different location with a small tree from the approved tree list.

Approved Electronically or as Minor

- a. 2307 Bennington/Kim - repaint same
- b. 7271 Willow Creek/Martinez - repaint shutters same
- c. 2627 Feldspar/Lee - repaint same
- d. 4172 Summer Gate/Joslin - repaint same
- e. 7020 Alder Creek/Franckeiss - repaint and repaint balcony
- f. 2914 Carlingford/Perry - no tree replacement
- g. 7241 Willow Creek/ Paular - repaint scheme 8
- h. 1884 Landmark/Parinas - stain front door same
- i. 1547 Landmark/Olea - repaint same
- j. 2850 Thornbury/Foster - repaint shutters
- k. 1883 Landmark/Villanueva - repaint same/replace bark and bender board
- l. 1816 Landmark/Luo - repaint garage door similar
- M. 1879 Landmark/Ruivivar - repaint house same
- n. 8139 Carlisle/Veloso - repaint similar

8. Solar applications approved by Chair:

- a. 4223 Rose Arbor/Margosian
- b. 6576 Deerfield/Martin

9. Upcoming Projects and Issues:

- a. 6008 Stonehouse/Quijano - landscaping
- b. 1928 Landmark/Singh - rehab back
- c. 8116 Carlisle/Lui - repaint
- d. 8072 Carlisle/Erfe - repaint
- e. 6146 Ashwell/Nicholas - repaint trim
- f. 6036 Stonehouse/Rail - repaint
- g. Jose Ordonez - repaint
- h. 8139 Carlisle/Veloso - repaint

10. HPOA Board report - Laurie Foster

- a. Annual Board meeting - June 15, 2022 in person. - invited owners of Club and manager
- b. Board election by acclamation - Joseph Joslin and James Campagna
- c. Social Events: Ice cream social, First night out and garage sale
- d. Unusual high numbers for repainting notices/ suggest spreading out over several months

11. Items for discussion:

- a. Increase fees for custom homes;
Improvements: \$50.00 (no change)
Preliminary review for custom home/Additions: \$150.00 (no change)
Final Review for custom home: \$200.00 per meeting at discretion of HARC
Present to the HPOA Board for approval
- b. Patrick Isaacs to resign due to work conflicts
- c. HARC has openings for three regular members
Chris Brittle to remain an alternate

12. Future Meetings: The next meeting is scheduled for: June 8, 2022/7:00 pm (zoom)

13. Adjourned: 8:12PM

