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**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom call  
Wednesday, June 8, 2022**

**I. Pre Meeting: 6:00 PM** Members of the Committee met in person to review the applications and generate questions for the applicants.

**II. Regular Meeting:**

1. **Call to order:** 7:03PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Ernie Stockinger, Joseph Joslin, Chris Brittle
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Troy Killorn
4. **Guests:** Ken Bower, Gil Solorio, Nadine Spingola-Hutton, Tim Moore, Dante Dario, Laurie Foster
5. **Minutes:** The May 11, 2022 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in May and applicants notified:**
  - a. **961 Lyndhurst/Le - Custom home. ( approved 6/1/22)**
  - b. **1251 Landmark/Atherwood - rehab front yard landscaping and paint ( approved)**
  - c. **2736 Olivewood/Reclosada - repaint and move fence ( approved pending paint color)**
  - d. **5023 Staghorn/Fajardo - repaint ( approved)**
  - e. **2050 Bennington/Mena - repaint ( approved)**
  - f. **6166 Ashwell/Kalagaia - repaint, landscape/remove and replace tree ( approved)**
7. **New Projects:**
  - a. **6675 Chalk Hill/Tejada - Rehab back. ( Committee to provide feedback)** HARC received an application to rehab the backyard at this address. The Chair responded to the applicant informing them that the application was incomplete and generated a list of things that needed to be included in a revised plan. The Committee reviewed the list in order to determine if any items were missing. They decided the the list encompassed all the concerns.
  - b. **3044 Overlook/Moore - add rock and plants to large front yard ( denied 4-0)** The Moores applied to create a new landscape area between their driveway and the driveway next door. The area is 35 x 22 feet and includes portions of both properties. In an effort to conserve water, they propose to remove the grass and cover the area with variegated grey, tan and white river rock and drought tolerant plants. They provided a diagram depicting the location of the new plants, their size and species.

However the Committee concluded that there was too much rock reminding them that rock and bark are to be accents for plants not replacement of grass. The rock is also a hard surface and mirrors concrete from a distance. The Committee had a lengthy discussion and tried to make suggestions on how to improve the plan but decided it was not HARC'S responsibility to design the yard. It was suggested: a) that they refer to the Hiddenbrooke Landscape and Design guidelines regarding and xeriscape, b) refer to the approved plant list and c) consult a professional landscaper or nursery. They should submit a revised plan by Jul 3rd for the next HARC meeting on July 13th.

A few of the items discussed were: retaining some grass to coordinate with the lawn on the opposite side of the driveway; consider using bark or mulch as a ground cover to have a more natural appearance and choose plants that grow horizontally and not vertically. The Chair will also provide a list of yards in Hiddenbrooke where xeriscape met the goals of the CC&Rs and Guidelines while conserving water.

- c. **1928 Landmark/Singh** - artificial turf sample for back ( approved). Complete application will be submitted for July.
- d. **1848 Landmark/Zumbo** - stain fence. ( approved with conditions) The Zumbos received a courtesy notice to stain their grey fence with one of the approved stain colors. They followed the instruction in the letter and did not obtain HARC approval. However they used a semi-transparent stain to cover a painted fence. The Chair asked the Committee to review and determine if the stain selected was adequate. The Committee was apologetic for the wording in the letter and therefore decided an application fee was not required. However they determined that the semi-transparent stain was not appropriate. With a second coat, it would cover the gray paint but then it would not match the rest of fence that also needs to be stained. They therefore are directing the applicant to stain all the fences on both side of the house using the Semi-solid version of the Redwood stain.
- e. **1880 Landmark/Sandique** - repaint shutters. ( directed to apply second coat/ fee)
- f. **7276 Willow Creek/Togonon** - repaint trim, garage door, shutters ( approved pending sample on garage). Jody and Teresa Togonon applied to repaint the trim and shutters on their house. However they picked a trim color that was not the same as the existing trim. Therefore it would also involve repainting the garage door. The Committee was in favor of the new shade and the shade of the shutters however there are concerns about the new color on the garage door. The applicants are directed to paint a sample on the garage door for the review, approval or for another shade. Hopefully this can be accomplished soon and they will not have to wait for another meeting.
- g. **3025 Blue Sky/Dario** - repaint. ( need sample on house) Dante Dario applied to repaint his house. However he submitted late and the samples were very small. The Committee had concerns that the shade of the body would be too light even though his house is a very light grey now. The Committee approves of the trim but has requested he apply stripes of the other choices on the house near the stone element to determine the best shade. This can be reviewed asap without another meeting.

#### **8. Minor Projects approved by Chair:**

- a. **1879 Landmark/Ruivivar** - repaint house and stain fence
- b. **1640 Landmark/Sandique** - repaint shutters
- c. **1883 Landmark/Veneuva** - repaint house and add border
- d. **8072 Carlisle/Erfe** - repaint trim
- e. **1876 Landmark/ Cross** - repaint trim
- f. **2582 Marshfield/Sousa** - repaint trim
- g. **3003 Overlook/Lord-LLoyd** - replace fence sections

#### **9. Solar project approved by the Chair:**

- a. **4154 Sheffield/Blake**

- b. 1149 Songwood/Maldonado
- c. 1743 Landmark/Nakamoto

**10. Upcoming Projects and Issues:**

- a. 2734 Washburn/Nisperos - add artificial turf to back
- b. 1555 Landmark/HALL - replace front lawn with xeriscape
- c. 6675 Chalk Hill/Tejada- rehab back yard
- d. 8000 Carlisle/Loew - repaint
- e. Ordonez - repaint
- f. 6146 Ashwell/Nickolas - repaint
- g. 6036 Stonehouse/Rail - repaint
- h. 8119 Carlisle/Lui - repaint
- i. 6008 Stonehouse/Quijano - landscape front
- j. 6327 Newhaven/Young - repaint
- k. 2818 thornbury/Park - remove tree

**11. HPOA Board report - Troy Killorn**

- a. The Annual HPOA meeting will be both in person and zoom on June 15th.
- b. The Social Committee has planned a free Ice Cream Social at the Hiddenbrooke Park on June 18th from 1:00 to 3:00 pm. Reservations are encouraged. Check the webpage
- c. The budget for next was sent out to the community. The annual dues remain at \$85.00

**12. Items for discussion:**

- a. Update CC&Rs and/or Guidelines regarding custom lots and sub division. The Committee decided that updating the CC&Rs is complicated and costly and therefore recommended that HARC propose changes to the Guidelines as a starting point. The Chair will provide some language for the July HARC meeting and HPOA Board meeting the following week.
- b. The Committee congratulated Joseph Joslin on his selection to the HPOA Board and thanked him for his service on HARC
- c. Upon verifying the candidate's interest on serving on HARC, the Chair will provide a list for approval by the HPOA Board to appoint on June 15th. The Chair expressed her delight at the response for new members. They all had unique experiences that would be valuable as a member of the Committee. The Committee looks forward to serving with whoever is appointed.

**13. Future Meetings:** The next meeting is scheduled for July 13, 2022/7:00PM

**14. Adjourned:** 7:51 PM