



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, July 13, 2022
7:00PM**

1. Call to order: 7:02 PM
2. HARC Committee Members:
 - Marcelline Mahern, Chair (Administrator)
 - Ken Bowers
 - Gil Solorio,
 - Nadine Spignola-Hutton.
 - Absent: Ernest Stockinger and Chris Brittle
3. HPOA Board/ CC&R Manager: HPOA Board liaison: Troy Killorn
4. Guests: Raj and Balkar Singh, Grant Young, Chris Tower, Brian Davantes, Sam Park, Joyce and Vince Haavisto.
5. Minutes: The June 9, 2022 minutes were previously approved and posted.
6. Projects reviewed and owners notified in June:
 - a. 1848 Landmark/Zumbo - stain fence (approved)
 - b. 1880 Landmark/Sandique - repaint shutters (approved)
 - c. 7276 Willow Creek/Togonon - repaint trim, garage door, shutter (approved 6/16/22
 - d. 3025 Blue Sky/Dario - repaint (approved 6/21/22
 - e. 961 Lyndhurst/Le - custom home (approved)
 - f. 1251 Landmark/Atherwood - shutter color (approved)
 - g. 6675 Chalk Hill/Tejada - rehab back (postponed) 3044 Overlook/Moore - remove side lawn (denied)
 - h. 1928 Landmark/Singh - artificial turf sample (approved)
 - i. 3044 Overlook/Moore - remove side lawn (denied)

7. New Project to review:

- a. 2734 Washburn Ct. - install artificial turf to back yard (approved 4-0). Eleanor Nisperos applied to install two areas of artificial turf in their backyard. One is to replace the lawn and the other to create a putting green. She provided a comprehensive diagram along with very high-quality samples of the proposed turf. The Committee believed the installation would be a nice addition to their existing attractive yard and approved.
- b. 6536 Ravenswood/DeDios - added stamped concrete to back. (approved 4-0) Tony DeDios added concrete walkways around the perimeter of the back- yard. He is now applying for approval. As the concrete does not exceed the amount allowable in the guidelines, the Committee voted to approve.
- c. 7231 Willow Creek/Vidal - repainted house (denied 4-0) The Vidals repainted their house without contacting HARC and now applied for approval. However, they painted the shutters dark black which is not allowed in their neighborhood. They would have been directed to choose a different color when they applied. The project was denied and they must submit a new shade for the shutters and front door. The color of the body is approved.
- d. 1928 Landmark/Singh - rehab back including artificial turf (approved 4-0). The Singhs have been working on obtaining approval to rehab their backyard for several months. They had difficulty finding an available contractor. The plan includes adding 1,050 sf of artificial turf, new concrete areas, new sections of fence/ lattice, stairs to the top of the existing retaining wall, a 10 x 12 foot pergola, paver flooring under the pergola, a fountain on the upper level, and additional plants to a landscaped area. The turf will be installed to the specification of the manufacturer with adequate drainage. Irrigation will be added in areas not currently covered. It will be the responsibility of the owner to obtain any required permits from the City of Vallejo. The plan will be inviting improvement to the current yard and was approved
- e. 6327 Newhaven/Young - repaint (not approved by Villas HOA). Grant Young applied to repaint his home using scheme 11 of the Kelly Moore suggested color booklet. HARC would have approved the selection. However, the Fairway Villas HOA did not approve and wanted the house painted the existing shades. Grant will have to have his contractor create a custom match and notify HARC when ready for review.
- f. 2720 Overlook/Ignacio - repaint (partially approved 4-0). Delano Ignacio submitted an application to repaint his house. However, he wanted the body to be painted two different shades of grey and tan with dark grey accent and ivory trim. The Committee was not in favor of the two tones and approved only three shades: Sherwin Williams Shark Skin for the body, SW, Garrison for the accent and SW Commercial white for the trim. If this is not acceptable he will have to submit different color combinations
- g. 2735 Overlook/Tower - replace and enlarge patio (approved 4-0). Chris and Margie Tower applied to replace and expand their backyard patio by 200 sf. They have a very large back yard and additional concrete will not exceed any limitation listed in the Hiddenbrooke Guidelines lines. It was therefore approved.
- h. 1743 Landmark/Davantes - recommended a revised landscape plan. Brian Davantes and his wife Asia obtained approval from HARC in March to replace their lawns with xeriscape as a do-it-yourself project. After a few months, HARC observed that the resulting landscape was not installed under the approved plan and did not comply with the xeriscape Guidelines. They were notified to seek designing assistance from a nursery, website, or landscape designer and return to HARC with a new plan by July 13, 2022. Instead, they started making changes creating a very disorganized appearance that still does not comply with guidelines. They were directed to research the various plants available in the guidelines, online or consult professional designers to assist in choosing plants that are common to Northern California and

tolerate direct sun. They were granted additional time to create a new plan to be submitted to HARC on/or before December 13, 2022.

- i. 2811 Thornbury/Park - remove tree (approved 4-0)(evaluate replacement in 6 months). June and Sam applied to remove a dead pear street tree in their front yard. The tree could pose a danger if it falls over. HARC was absolutely in favor of a tree removal. The question remains if they must replace a street tree which they are reluctant to do. The Committee is concerned that the removal leaves a wide gap in the streetscape at the end of their cup de sac exaggerated by the fire lane next to their yard. The Parks and the Committee decided to first remove the tree and evaluate the street in six months. In the meantime, they should review the list of approved street trees in the guidelines or research trees at the local nurseries for a more suitable tree and a different location in the front yard.
- j. 3003 Overlook/Lord-Lloyd - repaint and add path (approval on hold).
- k. 940 Lyndhurst/Haavisto - repaint (approved 4-0). The Haavistos applied to repaint their house using scheme 12 from the suggested Kelly Moore color book. The Committee was in favor of the scheme and voted to approve the change

8. Minor / SolarProjects approved by Chair:

- a. 8194 Carlisle/Lapid - solar
- b. 2736 Olivewood/Reclosado - solar
- c. 8119 Carlisle/Lui - repaint house same
- d. 5156 Carisbrooke/Miculob - repaint trim
- e. 1340 Wildwing/Mangoba - repaint house/ same
- f. 1820 Landmark/Johnson - repainted shutters
- g. 1880 Landmark/Sandique - repaint shutters and repair screen
- h. 2544 Marshfield/Cheng - repaint house same

9. Upcoming Projects and Issues:

- a. 1555 Landmark/Hall - replace front lawn
- b. 6675 Chalk Hill/Tejada - rehab back yard
- c. 6008 Stonehouse/Quijano - rehab front yard
- d. 6371 Newhaven/Trujillo - repaint shutters/ incomplete application
- e. 1959 Belatine/Salceda - repaint house/ incomplete application
- f. 3044 Overlook/Moore - revise side yard
- g. 6273 Newhaven/Becerra - repaint/incomplete application

10. HPOA Board report – Troy Killorn

- a. Troy announced OMNI has given notice the management contract will be terminating in 60 days. The HPOA Board will be selecting a new management company.

11. Items for discussion:

- a. Three new HARC members were welcomed: Nadine Spignola- Hutton, Ken Bowers and Gil Solorio
- b. The Chair will prepare suggestions regarding lot subdivision language for the next meeting
- c. The Chair informed the Committee on the efforts being made to remove a large container placed illegally on a vacant lot on Misawa Court. The lot is in escrow but no HARC applications has been received or approved. Storage containers are not permitted pursuant to the CC&Rs. (since the meeting the container was removed)

12. Future Meetings: The next meeting is scheduled for: August 10, 2022/ 7:00 PM

13. Adjourned: 8:02 PM