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**APPROVED**

**Minutes  
Hiddenbrooke Architectural Review Committee (HARC)  
Zoom Call  
Wednesday, August 10, 2022  
7:00 PM**

**PRE- MEETING FOR MEMBERS: 6:00PM**

1. **Call to order:** 7:04PM
2. **HARC Committee Members:** Marcelline Mahern, Chair ( Administrator), Ernie Stockinger, Nadine Spignola-Hutton, Ken Bowers, Chris Brittle. Abs: Gil Solorio
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Abs: Troy Killorn
4. **Guests:** Laurie Foster ( HPOA), David McDonald, Alex Salcedo
5. **Minutes:** The July 13, 2022 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in July and applicants notified:**
  - a. 2734 Washburn/Nisperos - add artificial turf to back ( approved)
  - b. 6536 Ravenswood/DeDios - added concrete walkways to back ( approved)
  - c. 7231 Willow Creek/Vidal - repainted ( denied)
  - d. 1928 Landmark/Singh - rehab back yard including artificial turf ( approved)
  - e. 6327 Newhaven/Young -repaint ( Fairway Villas denied) ( resubmit)
  - f. 2720 Overlook/Ignacio - repaint using three not four colors ( approved)
  - g. 2735 Overlook/Tower - replace and enlarge patio ( approved)
  - h. 1743 Landmark/Davantes - HARC requested revised xeriscape plan
  - i. 2811 Thornbury/Park - remove dead tree ( approved) ( evaluate later)
  - j. 3003 Overlook/Lord-Lloyd - repaint ( approved 8/13/22)
  - k. 3003 Overlook/Lord- Lloyd - add path to front (approved 8/13/22)
  - l. 940 Lyndhurst/Haavisto - repaint ( approved)
7. **Projects or Issues to review:**
  - A. **Old business:**
    - a. 3044 Overlook/Moore - revised plan to replace portions of lawn with xeriscape ( approved 5-0). The Moores applied back in June to replace their side front yard with rock and plants. Their application was denied because the plans was for too much rock and too few plants. They submitted a new plan that incorporated some

of the suggestions from the Committee. The new plan retained some of the grass along the street to mirror the lawn on the other side of the driveway. Larger and additional plants were added. The ground will be covered with the variegated rock to match the existing rock in the yard. The Committee approved the revised plan.

**B. New Projects;**

a. 3048 Overlook/Young-Taw - use old artificial turf for front yard ( request a landscape plan). Annette Young-Taw applied to install used artificial turf from her backyard to the front of her home in order to save on water consumption and improve the appearance of the yard. The turf is approximately six years old and was never approved by HARC. She did not have any of the specs or warranty. However the sample she provided looked as if it was a good quality and had held up well over the time used. The Committee was very reluctant to allow her to reuse it but had some suggestions.

It was recommended that she draw up a new landscape plan for the front yard that replaces a large portion of the lawn with borders of ground cover and large drought tolerant approved plants leaving lawn in the center. Once the size of the remaining "lawn" is determined she could then apply to use the turf for this smaller area or retain and refresh the existing lawn.

If she wants to pursue this option, she will have to submit a plan for the Committee to review at her convenience but before her dead lawn gets the attention of the CC&R inspectors. No fee is required.

b. 2323 Bennington/Mazutis - repaint ( approved 5-0). Joe and Jacque Mazutis recently moved from the home on Staghorn to this address on Bennington. They applied to repaint the new house with the same color palettes that were approved previously at their old address. The new scheme uses darker tones and much more contemporary. The Committee voted to approve the change in paint colors.

c. 3020 Overlook/McDonald - add second story deck, BBQ and artificial turf ( approved 5-0). David McDonald applied to add a second story deck that included an outdoor BBQ to the back his house. The deck will match the existing house materials, colors and railings. As the new deck covers the existing patio, setbacks are not an issue. He added the previous installation of artificial turf to the application for approval as he did not think HARC approval was required for the turf. He provided samples and reference to the warranty. He had already contacted the City of Vallejo for direction. The deck, BBQ and turf were all approved.

d. 6371 Newhaven/Trujillo - repainted shutters black ( approved subject to Fairway Villas HOA approval 4-1). The Trujillos repainted the shutters black without HARC approval. Black is not an approved color in this neighborhood. However the Committee concluded if the sub HOA, Fairways Villas approved, HARC would approve. This policy would be consistent with an approval policy regarding black shutters in the Villages. Therefore the applicant will be directed to obtain approval from the Fairways Villas HOA and submit that approval to HARC or submit new samples approved by said HOA.

e. 7024 Alder Creek/Morales - stain or paint fence ( approved 5-0). Kendra Morales applied to paint her water stained fence mocha latte which is not an approved color. The Committee did decide that it was a neutral color and that paint would be needed to cover the severely water damaged fence. However the Committee was concerned with correcting the issue of the water damage before any painting is commenced. One of the HPOA Board members who is a neighbor, volunteered to assist Kendra in changing the sprinklers to a drip system to prevent damage to the fence. The Committee is recommending this action be taken before the fence is painted. The Committee did approve the paint color.

- f. 1919 Belatine/Salcedo - repaint. ( on hold)
- g. 2351 Langton/Servetick - repaint - The Committee confirmed as minor
- h. 2802 Olivewood/Greer -repaint - The Committee confirmed as minor

**8. Minor or solar Projects approved by Chair**

- a. 8420 Bennington/Ancheta - solar
- b. 5185 Carisbrooke/Vidal - replace windows
- c. 2313 Pinnacle Point/Cueva - repaint trim same
- d. 6036 Stonehouse/Rail - repaint house same ( Villas HOA approved)
- e. 6375 Newhaven/Jacobson - repaint house ( Villas HOA approved)
- f. 7040 Alder Creek/Lim - repaint ( on hold)

**9. Upcoming Projects and Issues:**

- a. 1555 Landmark/Hall - replace lawn
- b. 6008 Stonehouse/Quijano - rehab front
- c. 6327 Newhaven/Young - repaint
- d. 6273 Newhaven/Becerra - repaint ( no samples)
- e. 8198 Carlisle/Meish/Fernandez - repaint trim.

**10. HPOA Board report - Laurie Foster:**

- a. The search for a new Property Management company is progressing

**11. Items for discussion:**

- a. Definition of custom lots was discussed and new language will be added to the Hiddenbrooke Landscape and Design guidelines.

**12. Future Meetings:** The next meeting is scheduled for: September 14, 2022/7:00PM

**13. Adjourned:** 8:07 PM