



APPROVED

Minutes

Hiddenbrooke Architectural Review Committee (HARC)

Zoom Call only

Wednesday, September 14, 2022

7:00 PM

1. **Call to order:** 7:02PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Gilbert Solorio, Ken Bowers, Nadine Spignola-Hutton Absent: Ernie Stockinger, Chris Brittle
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Troy Killorn
4. **Guests:** Brian Nakamoto, Sean Frazier, Rosalyn and Noel Samonte, Charles Xie, Eric McWhorter and Laurie Foster.
5. **Minutes:** The August 10, 2022 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in August and applicants notified**
 - a. 3004 Overlook/Moore - revised plan to replace side lawn (approved)
 - b. 3048 Overlook/Young-Taw - install previously use turf to front (denied)
 - c. 2323 Bennington/Mazutis - repaint (approved)
 - d. 3020 Overlook/McDonald - add second story deck, BBQ and turf (approved)
 - e. 6371 Newhaven/Trujillo - repainted shutters (need Villas HOA approval)
 - f. 7024 Alder Creek/Morales - paint fence (approved with recommendations)
 - g. 1919 Beltaine/Salcedo - repaint (on hold)
 - h. 3003 Overlook/Lord-Lloyd - repaint and add path (approved 8/21/22)
7. **Projects or issues to be reviews:**
 1. **Old Business:**
 - a. **2802 Olivewood/Greer** -repaint entire house (approved 4-0). Last month Jeff Greer applied to repaint his house the same colors. It was approved as a minor project. However he changed his mind and is now proposing a slightly lighter shade for the body. The Committee approved the new color.
 - b. **1743 Landmark/Nakamoto** - revised plans for xeriscape (postponed). Brian Nakamoto was instructed by HARC in July to revise the xeriscape plan that was approved but not in stalled as approved. He was given until December to resubmit. However he went ahead and submitted a revision the day before this meeting. The Committee gave it a quick look but did not have enough time to thoroughly review. He will have to return for the October HARC meeting. The revision included 117 plants some of which need to be researched. The plan also did not include the size of the plants or their size at maturity. The Chair

offered to show him plans submitted by a professional landscape designer as an example.

2. New projects:

- a. **2025 Bennington/Frazier** - backyard rehab (approved 4-0). Lonnie and Sean Frazier applied to rehab their backyard and a portion of the front yard. They were able to answer the Committee's questions regarding setbacks, slope to golf course, hot tub and fountain style (provide later) and the amount of vegetation. The plants for the front yard are common in Northern California. The Committee approved the application.
- b. **7236 Willow Creek/Solorio/Killorn** - add shed (approved 3-0). Gil and Troy applied to add a shed to their back yard. The location was within all the setbacks and will be painted to match the house. It was approved.
- c. **2267 Bennington/Samonte** - add paver patio and walkway (approved 4-0). Rosalyn and Noel Samonte applied to add paver patios and walkways to the back yard and along both sides of the house. They confirmed that the total amount of hardscape will not exceed 60% of the backyard. A three foot border will exist around the perimeter of the yard. Therefore the Committee voted to approve the application.
- d. **2566 Marshfield/Maionchi** - repaint shutters, front and garage door (approved with conditions 4-0). Joe Maionchi submitted an application to repaint the trim and shutters on his house. He also applied to change the color the of the garage door to match the shutters and front door. The Committee approved Brierwood Green for the shutters and front door. However the Committee did not approve the shade for the garage door. Instead the Committee recommended that he paint only a portion for trim around the garage windows to coordinate with the shutters and front door
- e. **7268 Willow Creek/Xie** - repaint. (on hold)
- f. **1232 Landmark/McWhorter** - remove and replace tree. (approved 4-0). Eric McWhorter applied to remove a diseased Bradford pear tree that is leaning toward his house. He proposed replacing it with a crepe myrtle tree in a different location closer to the street. The Committee normally approves the removal of blighted pear trees and approved the application.

8. Solar applications approved by Chair:

- a. **6512 Deerfield/Spinelli**
- b. **5023 Staghorn/Fajardo**

9. Minor Projects approved by Chair:

- a. **2351 Langton/Servetick** -repaint
- b. **2802 Olivewood /Greer** - repaint trim

10. Upcoming Projects and Issues:

- a. **1555 Landmark/Hall** - replace lawn
- b. **1743 Landmark/Nakamoto** - revised xeriscape plan

11. HPOA Board report - Laurie Foster

- a. New Property Management company will be RealManage. The transition starts this month and they take over October 1, 2022

12. Items for discussion:

- a. The Committee discussed the proposed language for the definition of custom lots for the Hiddenbrooke Landscape and Design Guidelines.

The following language will be added to Chapter 4, Hiddenbrooke Architectural Guide lines:

Custom Lots

For clarification, custom lots are hereby defined as any vacant lot on the following streets: Bennington Drive, Broadleigh Place, Durrow Court, Landmark Drive, Lyndhurst Lane, Misawa Court, Pinnacle Point and portions of the sixteen acre parcel on Deerfield Drive. Custom lots are subject to all the provisions in the Hiddenbrooke Landscape and Design Guidelines and CC&Rs. Custom lot subdivision requires HPOA Board approval per the CC&Rs.

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

14. Adjourned: 7:37 PM