



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, October 12, 2022
7:00 PM

1. Call to order: 7:09PM
2. HARC Committee Members: Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Nadine Spignola-Hutton, Gil Solorio, Ken Bowers. Abs: Chris Brittle
3. HPOA Board/ CC&R Manager: HPOA Board liaison: Troy Killorn
4. Guests: Laurie Foster, Brian Nakamoto, Chang Wu, Teresa and Anthony Zumbo
5. Minutes: The September 14, 2022 minutes were previously approved and posted.
6. Items reviewed by HARC Committee in September and applicants notified.
 - a. 2802 Olivewood/Greer - repaint (approved)
 - b. 1743 Landmark/Nakamoto - revised xeriscape plan (too late/October)
 - c. 2025 Bennington/Frazier - backyard rehab (approved)
 - d. 7236 Willow Creek/Solorio/Killorn - add shed (approved)
 - e. 2267 Bennington/Samonte - add paver patio (approved)
 - f. 2566 Marshfield/Maionchi - repaint shutters and front door (approved)
 - g. 7268 Willow Creek/Xie - repaint (approved 9/21/22)
 - h. 1232 Landmark/McWhorter - remove and replace tree (approved)

7. Old business:

a. 1743 Landmark/Nakamoto - revised xeriscape plan (partially approved 3-2). Once again HARC reviewed what is considered a nonconforming xeriscape plan. The applicants had been previously advised to stop all planting until they obtained approval for a revised plan. The original plan approved in May, 2022, was not installed as presented and specific instructions were forwarded that included removing large rocks, rock border and reducing the amount of decomposed granite by enlarging the proposed flower beds. Instead they just continued to plant randomly. They did not refer to any of the Hiddenbrooke guidelines especially regarding irrigation.

They removed the decomposed granite entirely and will substitute it with black bark. One of the biggest concerns of the yard is that there is no structure or any kind of design elements. They removed all the interesting aspects of the original plan and are filling in with more plants.

The applicants are being encouraged to create groupings of plants in beds that range in height, size and variety. They could also add stone paths in the bare spots. They did include stone elements close to the house and a rock pond which was acceptable.

The applicant Brain Nakamoto responded to HARC's request for the size of the plants with a very complicated algorithm that members had trouble understanding. He was asked to amend his chart by indicating the actual size of the plants that were planted. Per the Hiddenbrooke Xeriscape guidelines, new plants are to be five gallons in size or groupings that equal five gallons to ensure quick coverage. However the Committee is willing to accept smaller plants due to the proposed volume of 117+ plants.

The Committee is reluctant to require removing all the plants and starting over with an approved plan. Instead the Committee is willing to allow the redistribution of the plants, allowed to grow and evaluate in a year or so. However the Committee is insisting on the addition of a drip irrigation system. Currently they are hand watering the front yard. Once they have an irrigation plan, it should be sent to HARC for their file.

In conclusion HARC approved the species of each plant with the following conditions:

- a. The applicant provide the actual size of each plant pursuant to normal nursery style designations of inches and gallons
- b. The applicant provide an irrigation plan pursuant to Chapter 5, L-8 - Irrigation of the Hiddenbrooke Landscape and Design Guidelines.
- c. The applicant create groups of the existing plants into large beds that vary in height, width, variety of species and enlarged to cover more ground.
- d. The decomposed granite to be covered or replaced with black bark

8. New projects or Issues to review:

a. 4056 Nottingham/Fajardo - removed tree/ need to replace (approved 5-0) Leizel Fajardo obtained approval from the Villages HOA to remove a dying birch tree. She is now seeking HARC approval. HARC voted to approve the removal of the tree but is requiring replacing it with a crepe myrtle tree of 15 gallons or more. During the review the Committee also observed other elements of the front yard that are nonconforming. Although they are considered grandfathered, the Committee is suggesting she replace the succulent type plants with shrubs from the the approved plant list that are green or colorful all year. Pursuant to the guidelines, Chapter 5 L-19, potted plants are not to be a focal point of the landscape. She should therefore consider replacing the numerous pots with in ground plants from the list.

b. 1300 Wildwing/Wu - repaints (request samples 5-0). Mr. Wu applied to repaint the trim of house and only the front portion of body. He chose Kelly Moore Scheme 9. The Committee was not sure the shade of the body from the KM booklet was a match to the existing shade. He was therefore directed to ask his paint contractor to custom match the new color to the existing and provide a sample. HARC will review to verify it the same and will be easy to match once he decides to repaint the sides and back of the main body.

c. 5011 Staghorn/Jones - repaint (approved 5-0). Vida Jones applied to repaint her house using Kelly Moore scheme 17. The Committee approved the application.

d. 1848 Landmark/Zumbo - remove Sycamore tree/ need to replace (approved 5-0)
The Zumbos returned to the Committee to obtain approval to remove a mature Sycamore tree that has damaged the water line to their home. Unfortunately the mitigation measure suggested three years were never implemented and the roots continued to grow in a destructive direction. At first the Committee was reluctant to grant the removal, but upon hearing the applicants description of the damage and the cost to correct, the Committee approved the request. The Zumbos also agreed to replace the tree and will provide several options selected from the approved street list or similar varieties.

9. **Minor or Solar projects approved by the Chair:**
 - a. 1551 Landmark/Aguilar -solar
 - b. 2368 Langton/Thomas - solar
 - c. 6508 Deerfield/Miller/ Dorsey - solar

10. **Upcoming Projects and Issues:**
 - a. 1555 Landmark/Hall - replace lawn with xeriscape
 - b. 6675 Chalk Hill/Tejada - made numerous back changes without HARC

11. **HPOA Board report - Troy Killorn**
 - a. The Association is in the midst of the transition from OMNI Community Management to RealManage.
 - b. The next HPOA Board meeting is October 19, 2022. It will be the first meeting under the new management company.

12. **Items for discussion:**
 - a. Guidelines for electric car charger. The Chair recently received an email inquiring about the need to obtain HARC approval for electric car chargers. The Committee decided that a guideline should be established. An application similar to the solar application will be required designating the location of the charger. It was recommended that the chargers should be located inside the garage if possible or placed in an enclosure painted to match the house. The Chair will provide language for the next meeting.

13. **Future Meetings: Next meeting: November 9,2022/7:00PM**

14. **Adjourned: 8:51 pm**