



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom
Wednesday, November 9, 2022
7:00 PM**

6:00PM - The Committee members attended a pre-meeting to review the applications and generate questions in order to conduct the scheduled HARC meeting within the zoom timeframe.

1. **Call to order:** 7:08PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Chris Brittle, Ken Bowers and Nadine Spignola-Hutton. Absent: Ernie Stockinger and Gil Solorio
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster. Absent: Troy Killorn
4. **Guests:** Laurie Foster, Pablo and Leonor Maldonado, John Ellis, Mary and Bob Hall and Andrew McDonald
5. **Minutes:** The October 12, 2022 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in October and applicants notified:**
 - a. 1743 Landmark/Nakamoto - revised xeriscape plan (conditionally approved)
 - b. 4056 Nottingham/Fajardo - removed tree and replace tree (approved subject to selecting a replacement tree). The Chair and another HARC member met with Leizel Fajardo and agreed upon the location of a crepe myrtle tree and the replanting of dwarf maple.
 - c. 1300 Wildwing/Wu - repaint (approved subject to Chair confirming colors which was reviewed and approved on 11/5/220
 - d. 5011 Staghorn/Jones - repaint scheme 17 (approved)
 - e. 1848 Landmark/Zumbo - remove and replace Sycamore tree (approved)
7. **New Projects or Issues to review: The Chair informed the applicants that the approval letters might not be sent until next week due to travel plans.**
 - a. **1555 Landmark/Hall - replace lawn with xeriscape (approved with conditions 4-0)**
The Halls submitted an application to replace their lawn with xeriscape. The plan called out a variety of plants common in Northern California and some from the approved plant list. However the Committee determined the plan needed improvement by adding elements other than bark and plants. HARC suggested they add a green border along the street and driveway, similar to where they currently have grass. A drought tolerant ground cover, Kurapia was recommended. It is currently under

consideration to replace lawns in the Summit. The Halls agreed to the suggestion as well as a drip irrigation system. The project was then approved.

- b. **6675 Chalk Hill/Tejada - rehab back without HARC (postponed).** The applicants are waiting for response from the City of Vallejo.
- c. **6548 Deerfield/Zhong - rehab back (postponed).** The applicant did to attend the meeting and therefore the committee was unable to review due to multiple unanswered questions.
- d. **2797 Olivewood/Ellis - replace lawn with xeriscape and add sidewalk (approved with conditions 4-0).** John Ellis applied to replace the larger portion of his front lawn with xeriscape to match the previously approved plan on the other side of the driveway. The Committee shared the same concerns as the Hall's plan and made similar recommendations, namely to add a border or ground cover along the street and drive way in order to add a dimension other than just plants and bark. The proposed Carpet Manzanita or Kurapia are options. John also mentioned that the local nurseryman recommended alternative to some of the plants from the approved plant list but they were still plants that are common in Northern Cal. He also represented that he has installed a drip irrigation system. Therefore, HARC approved the plans as well as a proposed sidewalk.
- e. **2411 Rush Creek/Brau - add pergola (approved 4-0).** Mr. Brau submitted a plan to add two white patio covers to be attached to the back of the house. One is 8 x 16 (128 sf) and the other is 12 x 16 (192 sf). As he had already obtained the building permits from the City of Vallejo, the Committee approved the plan.
- f. **2357 Langton/McDonald - add retaining wall (approved with conditions 4-0)**
Andrew McDonald requested approval to replace an existing small retaining wall with a taller version to be located further into the back hillside along the back driveway, mostly behind the garage. The garages on Langton Court are detached with long driveways running to the back and are barely visible from the street. Although the height of the wall is three feet six inches which is taller than our guidelines, it conforms to the City of Vallejo height limit and therefore approved. The other concern was the potential removal of a mature tree along the driveway that is visible from the street. Mr. McDonald will try to save the tree but has agreed to replace it if the absence of the tree detracts from the overall landscape plan that is visible.
- g. **6008 Stonehouse/Quijano - rehab front yard (approved with conditions 4-0).**
The Quijano were brand new owners in the Fairway Villas when they received a notice to correct a weed violation in their very small front yard. Apparently the prior owner improperly covered the yard in sod while the house was being listed and weeds shot up around and through it. The Quijano were referred to HARC and a landscape plan was requested. They recently obtained approval from the Villas HOA for a very modest plan and submitted it to HARC. The Committee took into consideration the small size of the yard and approved their plans subject to the addition of two additional areas of plants along the front entry sidewalk.
- h. **1149 Songwood/Maldonado - add steps and rehab front yard (approved with conditions 4-0).** Pablo and Leonor Maldonado are also new residents to Hiddenbrooke and claim they were given incorrect information about making improvements. Therefore they began adding a set of six steps to the front yard when they were asked to stop until they were approved. They submitted a plan for the steps and replacing their lawn. Ideally they want to construct six cement steps that are trimmed with the stone to match the front of the house. So far they have not been able to find the matching stone and asked for assistance from HARC. Unfortunately HARC could not help. However HARC did approve the concept. If they cannot obtain a match they will be directed to submit a rendering of the final design.

The applicants also wanted to replace the lawn with sod in the area between the new steps and the driveway which would not need HARC approval. However they also wanted to remove all the lawn on the other side of the steps and replace it with bark. HARC did not approve the bark section and the Maldonado agreed to replace all the areas with dead grass with new sod and preventative netting.

8. Solar applications approved by Chair:

- a. 1575 Landmark/ De LA Sema
- b. 2255 Bennington/Gairan

9. Minor Projects approved by Chair: none

10. Upcoming Projects and Issues:

- a. 4168 Summer Gate/Slayman - remove white fence in the Villages
- b. 1821 Landmark/Jovez - widen driveway, add cement and pergola to back
- c. 6675 Chalk Hill/ Tejada - rehab back with out HARC
- d. 6548 Deerfield/Zhong - rehab back

11. HPOA Board report - Laurie Foster

- a. Next HPOA Board meeting - November 16, 2022
- b. HPOA will sponsor a Christmas home decorating contest again this year.
- c. The Golf Course will be offering various events starting with a dinner on 11/10/22
- d. The Board is still working on the transition with RealManage, the new Property Management company

12. Items for discussion:

- a. The HARC Committee discussion about the meeting controls and xeriscape is postponed until January.
- b. The Committee approved new Guideline language regarding electric chargers and the Chair will present to the HPOA Board (see attached)
- c. The Committee reviewed previously approved guideline language for Artificial Turf and custom lots and made minor tweaks for clarification
- d. The Committee approved adding the word "existing" to the 'Accessory Structure' language in the Hiddenbrooke Landscape and Design Guidelines regarding a second structure's design.

13. Future Meetings: The next meeting is scheduled for: January 11, 2023/ 7:00 PM zoom

14. Adjourned: 8:09 PM