



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, April 12, 2023
7:00 PM

Due to the nature of the zoom calls, the Committee met an hour prior to meeting to view the applications and exhibits in person. All the HARC members and the alternate, Chris Brittle and Laurie Foster attended.

1. **Call to order:** 7:05PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Nadine Spingola-Hutton
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Troy Killorn
4. **Guests:** Mr. Sancho Alesna, Debra Roberts, Ed Frey, Erick Nelson, Shelly and Chris Miller, realtors; Melissa Case and Christa Olbrantz and Laurie Foster
5. **Minutes:** The March 8, 2023, minutes were previously approved and posted.
6. Items reviewed by the HARC Committee in March and applicants notified:
 - a. 1336 Misawa Court/McCleskey – custom home (approved)
 - b. 2926 Carlingford/Rojas – replace bark with crushed slate (approved)
 - c. 6658 Chalk Hill/Fuchs – add shade feature on upper deck (approved)
 - d. 2983 Carlingford/Porto – repaint (approved)
 - e. 1973 Beltaine/Brandenburg – add patio (approved)
 - f. 1567 Landmark/Wimsatt – repaint (denied/approved 3/25/23)
7. New Projects of Issues to review:

- a. **1402 Highgate/Alesna – repaint (approved with changes 5-0):** Mr. Alesna submitted an application to repaint his house. The Committee approved the colors for the body, garage door, Spanish Sand, roof, and lower house trim, Choco Loco. However, he wanted Indian Red for the stucco pop-outs, ledges, and front door.

The Committee denied that shade and recommended he paint those elements in the Choco Loco or pick another color and submit it to the Chair. The applicant insisted that red was used on many houses in his neighborhood. However, the Committee concluded if that shade of red was used it was only on shutters or front doors not a large stripe across the entire front of the house. He can either accept HARC's recommendation, submit a different color or appeal to the HPAO Board.

- b. **8424 Bennington/McDade – repaint (on hold/sub HOA):** Colleen McDade submitted an application to repaint using dark greys for the body, trim, and carbon for the door. However, she has not obtained approval from the Reflection's HOA, and the project was put on hold. HARC would never have approved the combination.
- c. **2755 Overlook/Roberts – repaint (approved 5-0):** Debra Roberts applied to repaint her house using Scheme 17 from the Hiddenbrooke Kelly Moore Color Book. She requested the flexibility of choosing either Red Velvet or Sequoia Redwood for the front door. HARC approved her application and left it up to her what shade of red was for the door.
- d. **5066 Staghorn/Frey – replace landscaping (approved with conditions 5-0):** Ed Frey is proposing rehabbing the front landscaping by creating a stone planter under the front windows and filling it with various shrubs from the approved list. He also proposed replacing the entire bark with Mexican Pebble rock but would be willing to lay sod instead. He will also add shrubs to the area under his dining room window at the end of the driveway. He also wants to replace the plants along the driveway's right side and the bark with river rock. HARC approved the major portion of the front yard using sod instead of Mexican Pebble Rock and adding plants under the other front window. HARC considered the strip along the right side of the driveway as too harsh with the amount of rock. It was agreed that he would replace the older existing plants and add a new ground cover or two to three larger plants or shrubs to cover the rock closer to the street. His choice of Myoporum ground cover was approved, as well as any of the other plants used in the yard.
- e. **5070 Staghorn/Nuqui – landscape with artificial turf (approved with condition (5-0):** The applicants received several notices to improve their front yard. They concentrated on getting the job done asap and started the work without HARC approval. They were cautioned to stop the work and submit an application to HARC, which they did. The plan is to install artificial turf in the small front yard with two olive trees and two Rosemary shrubs surrounded by rock. They are adding several stone steps and rock and plant borders. The plans also included a small picket fence. The Committee is approving the turf as it comes close to meeting the guidelines with a warranty and the stone steps. The Committee will direct them to reduce the size of the rock areas around the trees to three feet in diameter and two feet around the rosemary. The

picket fence was not approved. They should redesign the area next to steps to just lavender and rock.

- f. **4060 Nottingham/Nelson – remove and replace tree (Approved tree and sump removal pending sub HOA):** New owners are to submit replacements by 7/1/23. Mr. Nelson removed a front yard tree without approval from HARC and/or the Villages HOA. He also left a large stump which eventually would continue to produce root damage. In the meantime, he has a buyer for the house with a scheduled closing of May 10, 2023.

The buyers attended the meeting along with Mr. Nelson and their realtors. HARC clarified that the stump must be removed and the void created by removing the tree be filled with a new tree or substantial shrubs.

All parties were not willing to agree to the replacement at this time. It was agreed that Mr. Nelson would remove the stump and roots before closing, and the new owners would replace the tree by submitting a new application by July 1, 2023. In the meantime, Mr. Nelson would obtain a response from the Villages HOA.

(HARC was informed on 4/15/23 that the stump was removed)

8. Solar or Minor Projects approved by Chair:

- a. 1855 Landmark/Layson – repaint same
- b. 5764 Carisbrook/Hurley – repaint shutter same
- c. 1567 Landmark/Wimsatt – solar
- d. 2401 Rush Creek/Perez – solar
- e. 1888 Landmark/Najafpour – solar
- f. 6573 Deerfield/Dombkowski – solar
- g. 1622 Landmark/Kim – solar
- h. 2218 Carlisle Way/ Gohlson – solar (pending Refelctons HOA)
- i. 2561 Marshfield/Dhaliwal -solar
- j. 6138 Ashwell/Smith – solar (pending Fairway Villas HOA)

9. Upcoming Projects and Issues: TDB

10. HPOA Board report – Troy Killorn or Laurie Foster

- a. Parkway Project may take longer to complete due to weather
- b. The HPOA Board is working on the 23-24 budget
- c. The Next Board Meeting 5/17 (Zoom)
- d. The Annual Meeting will be June 21 7:30 at Golf Club (& Zoom)

11. Items for discussion:

- a. 1555 Landmark/Hall – nonconforming xeriscape. The Halls just completed replacing their lawn with a Xeriscape plan approved in November. Their approval letter mentioned that their plan was underplanted and lacked variety and interest, and

several conditions were listed. The bark is also not the same shade as submitted. Additionally, the plan did not follow the Xeriscape guidelines provided to the applicant. The Committee directed the Chair to send the Halls a letter with steps that need to be taken to bring the project into compliance with the approval letter and the guidelines.

b. 8368 Bennington/Cox – expedite adding patio if received in a timely manner

13. Future Meetings: The next meeting is scheduled for May 3, 2023/7:00PM. Applications will be due by April 23, 2023.

14. Adjourned: 8:10 PM