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**APPROVED**

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

Due to the nature of the zoom calls, the Committee meets an hour prior to meeting to view the applications and exhibits in person.

1. **Call to order:** 7:01PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Nadine Spingola-Hutton. Chris Brittle, alt/abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Mary Annette and Bob Hall, Kurt Heckmann, Manny and Milagros Madayag, Dorothy Lirio
5. **Minutes:** The June 14, 2023 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in March and applicants notified in June:**
  - a. 5074 Staghorn/Dupes – rehab front and add sidewalk (approved)
  - b. 1021 Songwood/Liang – rehab front (approved)
  - c. 2225 Bennington/Adin – added artificial turf to back (approved)
  - d. 8412 Bennington Ct./Javier – repaint (approved)
  - e. 2381 Lansdowne/Schaffer – add gazebo (postponed)

- f. 2631 Feldspar/Henry – remove tree (postponed)
- g. 1512 Landmark/Tabiei – replace patio (approved after meeting/add to July)

## 7. New Projects of Issues to review:

### *Old Business*

- a. **1555 Landmark/Hall** – revised xeriscape plan (agreement to enhance landscape). The Halls submitted an application to replace their lawn with xeriscape in November 2022 which was reviewed and conditionally approved. However, once it was installed, members of HARC and the HPOA board noticed that the plan did not contain elements that were specified in the approval letter. HARC sent a letter requesting additions and changes before the plants were more established.  
The Halls said they misunderstood some of the conditions. They agreed to add a border of green ground cover along the front abutting the sidewalk, add darker bark or mulch, add a variety of plants to group around the existing plants and elements of interest such as large boulders. The Committee appreciated their cooperation and look forward to the enhancements.
- b. **2631 Feldspar/Henry** – remove tree (still need discussion). Tim Henry applied to remove a street tree in his front yard for the June HARC meeting. The Committee needed more information. Mr. Henry was unable to attend the meeting so it was postponed until July. Again Mr. Henry was not in attendance and the review was postponed until August. The main issue of concern is the Committee did not observe any real damage to the driveway and wanted clarification of the reason for removing.
- c. **2720 Overlook/Ignacio** – repainted unapproved colors (postponed). Mr. Ignacio has been notified that the colors he painted the garage doors and shutters were not the approved colors. He was directed to submit new colors. He submitted a color chart but labelled as accents. The Committee was unsure what the new color are for the garage and shutters and railing. He was sent an email but did not respond. He did not attend.

- d. **6615 Deerfield/Aztec Lion Corp.** repainted (approved per the Summit) This house is on the market and was painted without the Summit HOA or HARC approval. Just recently the Summit approved the color and will provide HARC with the paint specs for approval.
- e. **1512 Landmark/Tabiei** – replace and add new patio. (approved). Mr. Tabiei is a new resident and submitted a plan to replace an old patio with a new stamped concrete version to enjoy the backyard. The Committee approved as submitted in June but it was mistakenly omitted from the June minutes.

### ***New Business***

- a. **2618 Marshfield/Sandu** – Add large patio cover (unable to approve). The proposed patio cover exceeded the 120 square foot limit HARC can approve without a building permit. The applicant was informed that he needed to obtain a building permit from the City of Vallejo and include it with a revised application. HARC will likely approve with permits.
- b. **2039 Bennington/Heckmann** – Repaint (approved new colors). Mr. Heckmann applied to repaint his house the same shade as the existing one. The Committee requested that he consider a different shade for the shutters than the bright blue on the house. He agreed. However, in the discussion, new colors were suggested. He will agree but would like to view the samples the Chair will provide him.
- c. **7032 Alder Creek/Kinhead** – repaint (approved). The applicant would like to repaint his house in new colors. The Committee reviewed the samples and approved them as submitted with the preferred color for the front door.
- d. **2342 Lansdowne/Madayag** – Replace lawn with Xeriscape (denied/revision). The Madayags are trying to replace their dead front lawn with Xeriscape. However, the plan they submitted needed more details, and they were directed to refer to the guidelines and create a plan. They have their landscaper ready to start work on July 23rd. The Committee agreed that if they provided a revised plan that was more than plants and bark, they would get a response asap.

- e. **2765 Olivewood/Lirio** – Replace and relocate the shed, add a pergola, and replace front yard trees (approved). Dorothy Lirio applied to replace the deteriorating shed but relocated it to the other side of her house. The new location can be screened and meets the setback. She is also applying to add a pergola over her patio. The Committee voted to approve the pergola using the usable dimensions to determine the size. Lastly, the applicant also wants to remove two dead trees in front of her fence to provide the screening for the shed. She tentatively suggested Magnolia trees which the Committee approved. If she changes her selection, she is to submit the trees to HARC.
  
- f. **6012 Stonehouse/Yao** – Remove the tree (approved with conditions). The Yaos live in the Fairway Villas, which has very small front yards. A dead or dying tree is in the front yard, and they want to remove it. The Committee agreed. However, instead of replanting a new tree, the Committee is directing them to landscape the small front area with several large shrubs from the approved plant list and bark or mulch. The goal is to screen the existing utility units and create an inviting area.
  
- g. **1919 Beltaine/Salcedo** – repaint (approval pending). The Committee reviewed the application and will respond once the applicant is in good standing.

## 8. Upcoming Projects and Issues:

- a. 6675 Chalk Hill/Tejada – rehabbed backyard without approval
- b. 3057 Blue Sky/Vasquez – construction without HARC or city approval
- c. 1919 Beltaine/Salcedo – rehab front and backyards (need revised plan)
- d. 0 Broadleigh/Dewitt – custom home
- e. 2812 Olivewood/Bautista – replace front lawn
- f. 2225 Bennington/Adin – replace bark
- g. 3023 Overlook/Cai – convert garage to office (multiple issues to resolve)
- h. 2555 Shadetree Circle/Wahleithner - add exterior lights

## 9. Minor or Solar Projects approved by Chair;

- a. 7256 Willow Creek/Ye – repair and stain fence
- b. 7072 Alder Creek – replace windows the same as existing
- c. 1718 Landmark/Bundy – repaint same

**10. HPOA Board report – Laurie Foster**

- a. Election results – Bob Schussel, President, Joseph Joslin, VP, Laurie Foster, Treas. and HARC liaison and Ed Thomas – new member, Secretary
- b. HPOA board meeting – July 9, 2023. – HARC to give a presentation on Xeriscape
- c. National Night Out/ Hiddenbrooke Park – August 1, 2023. – Committees are asked to provide information booths. HARC agreed to participate.

**11. Items for discussion:**

- a. Focus presentation at HPOA Board meeting on July 19, 2023. HARC was asked to prepare a ten-minute power point presentation regarding xeriscape followed by a short question and answer period. Gil and Marcelline are working on it.
- b. As mentioned, all the Committees are being asked to have information tables at National Night Out. Ken Bowers volunteered to help.
- c. HARC received plans for a home that is outside our guidelines. The Committee agreed that it was appropriate for the custom lot and will accept the plans for a preliminary review. HARC will ask the applicant to confirm the viability of the lot.
- d. The City of Vallejo is enacting a new ordinance regarding building on lots with a 30% slope. HARC was informed by the representative of 1797 Durrow Court, a project HARC approved in June, 2022 that their project was not buildable.
- e. The President of the HPOA and the Chair of HARC are requesting an in - person meeting with City of Vallejo staff to discuss the slope ordinance and two other topics of concern.

**12. Future Meetings:** The next meeting is scheduled for August 9, 2023 at 7:00PM. Applications will be due by July 30<sup>th</sup>.

**13. Adjourned:** 9:06PM

