



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, September 13, 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:** 7:02PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Gil Solorio, Ken Bowers, Nadine Spingola-Hutton and Chris Brittle. Ernie Stockinger abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Melinda Lewis, Ellen Hoffmann, Michelle Bowers
5. **Minutes:** The August 9, 2023 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in August and applicants notified:**
 - a. 0 Broadleigh/Dewitt – custom home – no update
 - b. 6675 Chalk Hill/Tejada – rehab without approval (refer to HPOA)
 - c. 3057 Belus Sky/Vasquez – added shed and carport without approval
 - d. 2720 Overlook/Ignacio – repainted garage and shutters (approved)
 - e. 2631 Feldspar/Henry – remove and replace tree (approved)
 - f. 2812 Olivewood/Bautista – replace lawn (approved)
 - g. 7084 Alder Creek/Lally/Sandhu – replace lawn (approved)
 - h. 6573 Deerfield/Dombrowski – rehab back patio (approved)
 - i. 1919 Beltaine/Salcedo – repaint (approved)

7. New Projects of Issues to review:

I. Old Business:

a. 0 Broadleigh/Dewitt – requested verification of ownership. The Association has no record of the ownership for this lot nor has an address been assigned. HARC is requesting both.

b. 6675 Chalk Hill/Tejada – rehab back without approval. HARC received an email from the owner the day after the last HARC meeting indicating they are still waiting for a response from the City of Vallejo. HARC will give them another month to provide revised plans before turning the matter over to the Board

c. 2812 Olivewood/Bautista – xeriscape plan not per approved plan. HARC will send a letter requesting a revised plan before referring to the Board as a violation.

d. 3057 Blue Sky/Vasquez – constructed a shed and possible carport without approval. NO response. (. HARC received an email after the meeting)

II. New Business:

a. 5082 Staghorn/Phan – rehab xeriscape plan from 2016 (denied 5-0 request revision). The Phans obtained approval back in 2016 to replace their yard with a design consisting of a dry creek bed, a variety of plants and bark. The initial plan was appropriate for their small front yard and appeared neat and clean. The Phans moved out and rent the home now. The yard has not been maintained and was overgrown with weeds and dead plants. They received a courtesy notice and a call to a hearing. They were given until to September to submit a revised plan to HARC. They basically submitted the same plan as in 2016. HARC has become much more experienced with what is now xeriscape with a comprehensive set of guidelines. The Committee concluded that because the yard was not maintained the application would be treated as a new project subject to a modification of the current guidelines. They will be required to submit an enhanced version of the old plan.

Pots, garden art, succulents and random rocks will have to be removed. The dry creek bed will have to be cleared of weeds and random rocks and a border of one gallon plants should be added. All the dead plants are to be removed and replaced with five gallon plants. A HARC representative will be available to meet in person to address the specific areas that need improvement.

b. 6367 Newhaven/Lewis – repaint possibly the same (approved 5-0). The Lewis's were diligent in tracking down the original paint colors. They provided the required brush out samples and attended the meeting. The Committee appreciated their efforts and approved the project.

c. 2644 Ashden/Hoffman – add swim spa and fence to side yard (approved 5-0) Ellen Huffman submitted an unique application. She and her husband propose to add a swim spa to their yard. However, it is not feasible to install it in the back of the house so they propose to add it to the front side yard. This requires adding a new fence to enclose the spa for safety and security. They have an unusual shaped lot and the addition will still leave a

normal size front yard. Upon the Committee's recommendation they agree to add a large landscape area approximately four feet deep along the outside of the fence facing the yard. They propose a selection of Cypress trees and orange lilies. The Committee trusted their judgment regarding plant and flower selection. The design of the spa was appropriate. They will be directed to check with the City of Vallejo regarding permits. The project was approved.

- d. 8372 Bennington Ct./Bowers – repaint with Reflections approval (approved 5-0). Michelle and Ken Bowers applied to repaint their home in more contemporary colors to add dimension and interest to the house. They obtained approval from their sub HOA. The Committee agreed the colors will enhance the appearance and become an example for the neighborhood. The project was approved.**

8. Upcoming Projects and Issues: Nothing new

9. Minor or Solar Projects approved by Chair;

- a. 3072 Overlook/Invest VB – repaint same and stain fence
- b. 2301 Bennington/Kim – solar
- c. 1338 Swainson/Sugeng – repaint shutters

10. HPOA Board report – Laurie Foster

- a. Next Board meeting: September 20, 2023, then November 15, 2023
- b. Yard sale – October 14, 2023
- c. Laurie proposing a Community Outreach Program to facilitate event for groups with similar interests to gather.

11. Items for discussion:

- a. The Committee reviewed several Guideline updates for HPOA approval on 9/20/23: Custom lots, Xeriscape, Artificial turf, tree maintenance and submittal requirements.
- b. A proposed new set of Rules for maintaining yards will be added to the HARC webpage.
- c. Three HARC members: Ernie Stockinger, Nadine Spingola - Hutton and Chris Brittle were re-appointed.
- d. The Committee voted to keep the current Chair and add the position of Vice Chair. Ernie Stockinger was elected Vice Chair.

12 Future Meetings: The next meeting is scheduled for October 11, 2023 /7:00PM.
Applications will be due by October 1, 2023.

13. Adjourned: 8:55PM