



APPROVED

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
ZOOM CALL
Wednesday, October 11, 2023
7:00 PM**

An in-person preliminary review was conducted by the Committee prior to the regular meeting.

1. **Call to order:** 7:02 pm
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernie Stockinger, Vice Chair, Gilbert Solorio, Ken Bowers, Nadine Spingola-Hutton and Chris Brittle, alternate.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:** Loida Bautista, Yen and Kyle Phan, Jimmy Valesquez
5. **Minutes:** The September 13, 2023 minutes were previously approved and posted.
6. **Items reviewed by HARC Committee in September and applicants notified:**
 - a. O Broadleigh/Dewitt - custom home - no update
 - b. 6675 Chalk Hill/Tejada - added rehab without HARC approval (granted extension)
 - c. 3057 Blue Sky/Valesquez - added shed without approval or permits (no show)
 - d. 2812 Olivewood? Bautista - request revision of approved plan for October
 - e. 5082 Staghorn/Phan - rehab xeriscape plan (denied/revision by October)
 - f. 6367 Newhaven/Lewis - repaint (approved)
 - g. 2604 Ashden/Hoffman - add swim spa and fence (approved)
 - h. 8732 Bennington Ct./Bowers - repaint (approved)
7. **Project to be reviewed:**
 - I. **Old business:**
 - a. O Broadleigh/Dewitt - custom home - no update
 - b. 6675 Chalk Hill/Tejada - waiting on City (final review in November). Pamela Tejada informed the Chair that the City was still working on the permits. At one point they were considering removing the large pergola. However after much deliberation the Tejadas changed their mind and are pursuing the City permits to keep the pergola.

Hopefully the entire application will be reviewed and resolved at the November HARC meeting.

- c. 2812 Olivewood/Bautista - xeriscape plan not as approved. The Bautistas attended the HARC meeting and were able to address some of HARC's concerns regarding the front yard once the xeriscape was created and how it deviated from the approved plan. The main issues are the large path set in gravel, the use of smaller plants and large areas that are underplanted. They agreed to remove much of gravel and cover the area between the stone steps with mulch. They can use the gravel as a border long the front of the house as an accent around the plants. The Committee agreed that the portion of the path that created a Y was unnecessary and did not need to be added back. They also agreed to fill some of the gaps with five gallon plants and double the size of the border along the street. All of this required changes will be identified in a letter and diagrams. The agreement was approved 5-0
- d. 3057 Blue Sky/Valesquez - added shed/obtained permits (approved 5-0). Mr. Valesquez is a fairly new resident and went ahead and constructed a new large shed without HARC approval or City of Vallejo Building permits. He was sent courtesy notices starting in April but did not submit a HARC application until September. He said he was unaware of the guidelines and was waiting to get City approval before submitting to HARC. He did receive the Building permit for the shed. He gave up his plan to include a carport. The shed will be painted to match the color of the house when the house is repainted. Because the shed is barely visible from the street, HARC did not require additional landscaping. Although he will be encouraged to landscape the backyard including the area in front of other shed.
- e. 5082 Staghorn/Phan - revised xeriscape plan (approved with conditions 5-0), the Phan's front was originally a variation of a xeriscape plan that was created before the HARC guideline were established in 2016. Over the years the Phan moved and rent the house. The yard was neglected, most of plants died and weeds took over. They received several notice and were called to a hearing. They submitted a revised version of the old plan which was denied in September. After an in-person meeting, they submitted another revised plan that is a vast improvement over the original and revised plan. The remaining issue concerned irrigating the yard. They planned to convert the existing sprinkler system on the left side of the yard to a drip system but wanted to hand water the other side. HARC is requiring that they provide an irrigation system to both sides.

II. New projects or Issues to review:

- a. 7288 Willow Creek/Rodriguez - repaint (approved 5-0). The Rodriguezs applied to repaint this house using scheme 16 of the Kelly Moore Booklet. However they wanted to use Sequoia Red for the front door and shutter instead of the recommended Oxford Brown. After a short debate, the Committee decide their request was acceptable and voted to approve.
- b. 6557 Deerfield/Brittle - replace grass with ground cover as sample for Summit HOA (approved 5-0). Chris Brittle is the President of the Summit HOA. In an effort to reduce water consumption in the neighborhood, the HOA is proposing replacing grass with ground cover. Chris volunteered to convert his yard as a test case. He is also going to replace many of the existing plants in the yard to enhance the overall appearance. The Committee approved the application and waived the fee as a professional courtesy. HARC can also use his yard as a test for similar HARC appellation
- c. 5047 Staghorn/Pullar - discuss xeriscape installation. Tracy Pullar obtained HARC approval to replace the front yard with xeriscape. The original plan was discouraged and she submitted a more detailed plan that contained groupings of a large number of plants. Upon observation, HARC determined that the plan that was approved was

not used and replaced with the original unacceptable plan. She was contacted by HARC. She indicated that the nursery recommended her original plan and that it would fill in quickly. Nevertheless she agreed to add more plants and replace those that have already died in the few months since being planted. The Committee decided that no further action was needed but would monitor the appearance of the yard and contact them again if necessary.

- d. New rules for front yard maintenance (approved 5-0). The Committee reviewed and approved a proposed set of Front Yard Maintenance Rules that will be added to the HARC webpage. The purpose of the Rules is to provide a summary of requirements to assist residents in maintaining their front yards. The majority of the rules already contained in the CC&Rs and Guidelines but a few are documenting existing practices. The Chair presented the concept to the HPOA Board in September and the concept was approved. The Committee made some revision and voted to approve. They will be presented to the board in November.
- e. Revise “ Good Standing” definition for HARC approval (approved 5-0). The HPOA HARC liaison questioned HARC’s practice of withholding approval of an application if a resident was not in good standing. Currently Good standing is defined as being current with assessments and has no fines or violations. The issue was raised that this creates a catch twenty-two situation where residents are being fined before they correct the issue. HARC voted to change the definition of good standing for HARC purposes to only having to be current with their annual assessments which was approved. For clarification, the remaining fines will still be pursued and all violations must be corrected.
- g. Request that the HPOA Board reinstate fines for Tree Topping. (Approved 5-0). HARC was surprised to recently learn that Tree Topping was no longer subject to a fine. This was an issue several years ago and became a violation in the revised CC&Rs in 2019 and recently added to the Guidelines. HARC is recommending that Tree Topping be subject to an immediate fine of \$500.00. Further action could occur if the the tree dies and needs to be re placed.

8. Minor or solar Projects approved by Chair;

- a. 8448 Bennington Ct/Cruz - repaint trim/minor

9. Upcoming Projects and Issues:

- a. 2802 Olivewood/Greer - replace lawn
- b. 2556 Marshfield/Maionchi - rehab front landscaping

10. HPOA Board report - Laurie Foster

- a. Special HPOA Board meeting on October 12,2023 regarding an open Board position.
- b. Change in HPOA Board meetings: Regular to 4th Wednesday of odd months. Executive Session to third Wednesday of every month.
- c. Inspection schedule: none in September. Moved up in the month starting October.

11. Items for discussion:

- a. HPOA Board approved changed to guidelines
- b. Gilbert Solorio, a HARC member will work on changes to HARC tabs for HARC web page for the next HARC meeting before bring forwarded to President and Webpage manager.

- c. Chris presented a proposed Directory for Hiddenbrooke Home webpage. The HPOA HARC liaison questioned if this was a HARC issue. Although the Committee agreed with the content, it was decided it was not a HARC issue per se, and should be presented to HPOA president, directly.

13. **Future Meetings:** The next meeting is scheduled is November 8, 2023/7:00PM

14. **Adjourned:** 9:17pm