



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, November 8, 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), Ernest Stockinger, Vice Chair, Gilbert Solorio, Ken bowers, Nadine Spingola-Hutton. Chirs Brittle Alt. Abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Laurie Foster
4. **Guests:**
5. **Minutes:** The October 13, 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 (postpones again)
 - c. 3057 Belus Sky/Vasquez – added shed and carport without approval (approved)
 - d. 2812 Olivewood/Bautista – xeriscape plan revision (approved)
 - e. 5082 Staghorn/Phan – rehab xeriscape plan revision (approved)
 - f. 7288 Willow Creek/Rodriguez – paint (approved)
 - g. 6557 Deerfield/Brittle – replace grass as an example for HAO (approved)
 - h. 5047 Staghorn/Pullar – discussed revision to xeriscape plan. (agreed to correct)
 - i. Amended new rules for maintaining front yards
 - j. Revised definition of good standing for HARC per request of HPOA Board
 - k. Request the HPOA Board reinstate fines for tree topping

7. New Projects of Issues to review:

I. Old Business:

- A. 0 Broadleigh/Dewitt – Applicant provided verification of ownership. The Architect responded to HARC’s request for an update after the meeting. The City has accepted their calculations for the slope and they are preparing to submit plans for a Preliminary Review first with the City and then HARC.**

- B. 6675 Chalk Hill/Tejada – rehab back without approval. (approved with conditions 4-1). The Committee determined this project has dragged on for too long and voted to approve the pergola subject to obtaining a building permit from the City.**

The Committee also determined the sheds could remain as located. The remaining issue is the improperly installed artificial turf. They are to correct the installation pursuant to the manufacturer’s specifications, making sure the turf lays flat to the ground especially around the perimeter. The Committee did express concerns that the improper installation voided the warranty.

- C. 961 Lyndhurst/Le – custom home landscape plan (approved 5-0). Rossalyn Le obtained HARC approval for a custom back in June 2022. The plans are in the approval stages with the City of Vallejo. The landscape plan is the last item. Her designer submitted a very detailed landscape and irrigation plan. The Committee was impressed with the variety of plants, trees, sod areas and garden features and approved as submitted.**

- D. 2238 Bennington/Bhandal – custom home very preliminary concept (requested more information. 5-0)**

II. New Business:

- A. 2659 Marshfield/Fernandez – enlarge pergola (approved 5-0) Joseph Fernandez applied to enlarge a pergola along the back of his. The prior owner had obtained HARC approval. As the new section exceeds the size HARC can approve, he submitted his plan to the City and was granted approval. Therefore, HARC approved the project as submitted.**

- B. 1507 Landmark/Schmidt – add shed (approved 5-0). Steve Schmidt applied to add a shed to the back yard. The location of the shed follows the setback requirements and was therefore approved with the condition that the shed be painted the same color as the house.**

- C. 6146 Ashwell/Nickolas – repaint trim (approved 5-0 pending the Villas HOA approval). Ivy Nickolas applied to repaint the trim of her house. She chose a**

shade of blue that faded considerably over time. It was difficult to determine if is a match. Therefore, HARC will only approve if the sub HOA for Fairway Villas is approved. She will have to provide their approval letter before commencing the work.

D. 2939 Carlingford/Ziermann – replace lawn (approved 5-0). Carola Ziermann applied to replace her lawn with xeriscape. She submitted a plan that did not comply with the new xeriscape guidelines. She asked for an in-person meeting which was conducted on 11/4/2023. Carola was then able to create a new and improved plan for the November meeting. Her original plan had 11 plants and the new plan has 28. She can use plants that she has been nurturing in her back yard. In addition to the plants and mulch she is adding a stone path, a rock formation and birdbath. She has agreed to add a green ground cover border along the street and right side of the driveway. She has the option to add one along the left side for balance. Due to the late season and work conflicts HARC is giving her six months to complete the project.

E. 2566 Marshfield/Maionchi – refresh landscape and add flagstone path (denied) Joe Maionchi is attempting to make a small improvement to his front yard by adding a small landscape area at the corner of his driveway and street. Unfortunately, he indicated he also wanted to add a flagstone path to be set in concrete. The Committee considered this as widening his driveway. There are very specific guidelines limiting driveway expansion. He will be directed to re-design the path using stepping stones and ground cover.

8. Upcoming Projects:

a. 2802 Olivewood/Greer – replace lawn

9. Minor or Solar Projects approved by Chair:

a. 2635 Marshfield/Leon – solar

b. 3020 Overlook/McDonald – solar

c. 7272 Willow Creek/Tran – repaint same

d. 7044 Alder Creek/Elliott - solar

10. HPOA Board report – Laurie Foster

a. Next HPOA Board meeting: November 29, 2023

b. Annual Holiday house lighting contest will be conducted over a three-month period to include all major denominations.

11. Items for discussion:

i. The Committee reviewed the photo samples for the updated xeriscape guidelines. Actual address will not be included.

- ii. HARC is requesting that tree topping be reinstated on the list of fines. The Committee and the board liaison disagree on what actions are subject to fines. She believes that fines should only be imposed on actions that can be fixed. The Committee argues that those are the type of actions that warrant an immediate fine as there is no other remedy.
 - iii. Another discussion occurred regarding the new proposed rules for maintaining yards. It was pointed out that two of the rules were contradictory and should be amended. It was also suggested to remove the reference to a certified arborist. This discussion resulted in the ongoing disagreement between the Committee and Board liaison about the interpretation of the definition of tree topping in the CC&Rs. The Committee concluded that the updated guidelines and new rules clarify the definition. These changes are to be made before presenting to the board.
 - iv. The Committee voted to skip meeting in December.
- b.
- i. The Committee discussed the duties of the new position of Vice Chair. The main duty is regarding document storage and Committee access. Gil and Ernie will work on implementing a plan for cloud storage that will be accessible to entire Committee. Large copies of plans and samples will continue to be stored manually and passed on to future Chairs.

12 Future Meetings: The next meeting is scheduled for January 10, 2024/ 7:00pm

13. Adjourned: 8:52PM