



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, July 10, 2024
7:00 PM

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

1. **Call to order:** 7:02 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Co-Chair Ernest Stockinger, Gil Solorio, Ken Bowers and Chris Brittle. Nardine Spinglola-Hutton is on leave.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Troy Killorn sub for Marco Moroyoqui.
4. **Guests:** Sue Frederick (phone), James Wahleithiner, Virigillio (3017), Sylvania Harris, Mark Brandenburg, Ron Welts, Cisco Punsalan (left) and Alexandria and Shane Houston
5. **Minutes:** The June 10, 2024, minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee and applicants notified in June:**

- a. 4052 Nottingham/Hill – repaint and replace exterior lights (approved)
- b. 1735 Landmark/Rayon – stain fence (approved)
- c. 6098 Ashwell/Antoinio – remove tree (pending PG&E)
- d. 2735 Overlook/Tower – backyard rehab (approved)
- e. 1789 Durrow St/ Gregory – inquiry re: bird nest mitigation
- f. 1544 Landmark/DiMaggio – add large patio cover (permitted 6/28/24)

7. New Projects of Issues to review:

I. Old Business

- a. 6098 Ashwell/Antonio – remove tree near PG&E unit (no update)

II. New Business

- a. 2360 Langton/ Frederick – replace roof different (approved 5-0).**
The Fredericks applied to replace their 20-year-old roof. The type of roof tiles that were originally used on the current roof are no longer available. Therefore, they had to submit a HARC application for the change. They provided actual title samples and were approved.
- b. 2364 Langton/Scroggins – replace roof different (approved 5-0).**
Rita Scroggins is the nextdoor neighbor to the Fredericks and is also replacing the roof under the same circumstance. Her project was approved.
- c. 2555 Shade Tree/Wahleithner – add exterior lighting (approved 5-0).**
The Wahleithners applied to add two exterior lights and replacing the existing light fixture next to the garage doors to enhance safety and security. This project was approved.
- d. 3017 Overlook/Magallanes – repaint (need samples on house).**
The Magallanes were represented by their personal assistant who is helping prepare the house for their occupancy. He provided several color options that were not acceptable. He claims he selected colors from existing homes on Overlook, however they had different combinations for the trim, shutters and doors.

HARC requested he paint samples on the house for the Committee to review.

- e. **1337 Swaison/Maranan – add patio cover and netting (need permits).** The Maranans were cited by the HPOA and the City of Vallejo for constructing a patio cover and adding netting to the backyard without HARC approval. Therefore, this application is to obtain the required approval. Unfortunately, the size of the cover is too large for HARC to approve without City permits. They will be directed to obtain the permits first and return to HARC for architectural approval. The Committee is not in favor of the galvanized corrugated roof for the cover. If the city approves, they will have to modify that feature, possibly covering it with appropriately colored steel roof panels. The Committee put off any decision on the netting used to protect a large variety of rare plants.
- f. **5071 Staghorn/Harris – landscape plan (approved with conditions 5-0).** Sylvenia Harris thought she was correcting a violation by removing the lawn and replacing it with drought tolerant plants and bark. However, this change needed HARC approval. She submitted a modified xeriscape plan that indicated the work completed. She also had added a sidewalk without approval. HARC was not in favor of the landscape and gave her direction how to improve the appearance and soften the stark appearance of the white sidewalk. She agreed and will forward a list of the plants and ground cover.
- g. **1973 Beltaine/Brandenburg – replace driveway and add gate (partially approved).** Mark Brandenburg applied to replace his driveway with pavers and add pavers to the backyard. The Committee approved those additions. He is also proposing adding a gate to his backyard between two existing stone pillars. The Committee was not in favor of the samples he presented and made suggestions. He will have his contractor draw up other options. The Committee will review electronically.
- h. **7244 Willow Creek/Kojo – landscape plan (approved with conditions).** Mr. Kojo owns this home but rents it through a property management company. He has received numerous notices for violations for failure to maintain the yard, fence and house paint. He was directed to submit HARC applications to correct the violations. The HPOA board authorized HARC to review and respond. The Chair was able to approve two application as minor project but needed Committee review

for a landscape plan. He submitted a bare bones plan. HARC voted to approve the plan on the conditions that he increase the number of plants by adding a variety of plants not just the rock rose. He is to submit a list of the plants and their size before commencing the work. The Committee expressed concerns about the overall appearance of the house, pointing out rust stains and dirt running down the walls. It was suggested he consider repainting the entire house to avoid future violations. He thanked the Committee for the information and will look into the matter. He has not been to the property for over ten years.

- i. **4269 Andover/Welts – remove palm tree from back and change landscaping and add rail (approved).** Ron and Melody Welts applied to remove a palm tree in the back yard, change out the landscaping in front, add a handrail and change the color of the front. They had the approval of the Villages HOA. HARC likewise approved as presented.
- h. **5169 Carisbrooke/Punsalan – front yard landscape plan (approved).** Mr. Punsalan received a notice to submit a xeriscape plan to HARC. He did submit a very basic plan but the Committee thought it was adequate for such a small area and approved the application.
- i. **4244 Rose Arbor/Houston – repaint (approved).** The Houston's applied to repaint their house. They received the approval of The Villages HOA. After some confusion regarding the actual shades, the Committee voted to approve.

8. Upcoming Projects and Issues:

- a. 2313 Pinnacle Pt./Cueva – add patio cover
- b. 1336 Misawa/McClesky – add pool house
- c. 8452 Bennington/Breece ?
- d. 6592 Deerfield/Rocha – add patio
- e. 1646 Landmark/Wen- rehab front
- f. 2939 Carlingford/Zierman – remove tree
- g. 6504 Deerfield/Williams - ? windows

9. Minor or Solar Projects approved by Chair;

- a. **2907 Carlingford/Nguyen – solar**

- b. **4108 Summer Gate/ Neidig – repaint same**
- c. **2951 Carlingford/Gillis – repaint same**
- d. **6146 Ashwell/Nicholas – repaint trim (pending villas)**
- e. **5131 Carisbrooke/Hilton - stain fence**
- f. **7244 Willow Creek/Kojo – repair and stain fence, repaint trim**
- g. **1789 Durrow/Gregory – repaint same and add bird nest mitigation**
- h. **1920 Beltaine/Nunez – repaint same.**

9. HPOA Board report – Troy Killorn for Marco Moroyoqui

- a. The HPOA board now has two openings. Joseph and Laurie Foster resigned due to moving out of Hiddenbrooke. There are only three members and need five to function efficiently.
- b. National Night Out – August 6, 2024. Wedgewood Wedding is taking the lead and their involvement is greatly appreciated. All Committees are to have an information table.

10. Items for discussion:

- a. **Response to Kevin Elliot’s email about the siting of custom homes to face the street.** The Committee concluded that the house at 1336 was built as submitted. The lot was a challenge due to its pie shape resulting in the house’s position at an angle. Kevin proposed HARC change the guidelines to require all custom homes face the street directly. There are four other undeveloped lots where this conditions occurs. The Committee decided it would not be advisable to change the guidelines as the lots were purchased under the current guidelines. The Committee will continue to consider all the factors while the reviewing and approval.
- b. **Fence stain suggestions by Chair to have only one color – brown.** The Committee will consider the idea. They agreed there were too many options and the browns have better coverage. However, they still wanted residents to have a choice.
- c. **Electric file storage in progress**
- d. **Idea paint book – The Chair will schedule a special workshop to create a new book**

e. **HARC to have a table at National night out.** The Chair encouraged all to attend and will advise the Committee what will be available.

11. **Future Meetings:** The next meeting is scheduled for August 14, 2024. Applications due August 4th.

12. **Adjourned:** 8:34PM

**Special HARC Zoom Meeting
July 21, 2024
7:30 – 8:15 PM**

Attendees: Marcelline Mahern, Ernie Stockinger, Ken Bowers, Gil Solorio and Chris Brittle

Subject: Change Design Guidelines as requested by Kevin Elliot.

After the Regular HARC meeting in which this topic was discussed, the committee continued to exchange numerous emails regarding the issue and a response to Mr. Elliot. The committee concluded the following:

- a) There are only three remaining undeveloped pie-shaped lots in the community.
- b) If and when applications are received for these lots, the committee will apply all the existing guidelines and experience to the review.
- c) Given that these lots present challenges similar to those encountered with 1336 Misawa, the committee does not intend to impose additional guidelines.

Each committee member will submit a draft response, which the chair will compile into a single document. This consolidated response will be distributed to the committee for review before being sent to Mr. Elliot and the HPOA board.