



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, June 11, 2025
7:00 PM

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

1. Call to order: 7:01PM

2. HARC Committee Members:

- Marcelline Mahern (Chair and Administrator)
- Ernest Stockinger
- Gil Solorio
- Ken Bowers
- Brian Nakamoto
- Chris Brittle (alt/absent)

3. HPOA Board/ CC&R Manager: James Wahleithner (HPOA Board liaison)

4. Guests: None

5. Minutes: The May 14, 2025, minutes were previously approved and posted.

6. Items reviewed by the HARC Committee in May, with notifications sent to applicants

- a. 7028 Alder Creek/Walker – improvements to front and back yards (approved)
- b. 3068 Overlook/Hilsabeck - add grass to front (approved)

7. New Projects of Issues to review:

1. Old Business;

a. 1336 Misawa/McCleskey: Response to numerous letters

HARC has sent multiple letters to Mr. McCleskey requesting corrections to several items that were altered or omitted from the original plans approved for his custom home. In a letter dated April 28, 2025, he was instructed to submit a schedule or provide updates on several items, including the installation of stone on the front of the house, a revised landscape plan, replacement of a wooden feature near the front window, replacement of the mailbox pillar with an approved stone option, and the addition of a stone pillar in the backyard — all to be completed by June 1, 2025. On April 28, 2025, Mr. McCleskey stated he would respond within a week; however, no response was received. At the request of the HPOA Board, HARC sent a follow-up letter on May 15, 2025, as a courtesy reminder regarding the outstanding issues. A response was not received until 2:51 p.m. on the day of the HARC meeting, June 11, 2025. The submittal lacked a schedule, a landscape plan, or any detailed corrections—only vague drawings were provided. The Committee concluded the situation had escalated to a violation and is referring the matter to the HPOA Board for further action.

b. 2734 Washburn/Nisperos: Trim trees

Members of HARC visited the Nisperos property to help clarify the work they are proposing. It was determined that most of the work was routine maintenance and did not require HARC approval. However, they want to trim the two mature street trees. Per the new tree guidelines, they must submit a tree report from an arborist or a professional tree service describing the proposed work.

c. 2339-1 Broadleigh/Dewitt: Custom home revision of approval

Nyeisha Dewitt, the property owner had received conditional HARC approval to proceed with a custom home on June 6, 2024. However, due to unforeseen circumstances the project was put on hold. She now is in the process of obtaining City of Vallejo approval. She has requested that HARC update the outdated approval letter. The Committee agreed to her request. The Chair will draft a revision for the Committee to review and once approved will forward to the applicant.

d. 1658 Landmark/Lozada: Add patio cover – Withdrew Application

e. 1322 Overlook/Frizzi: Add Shed – Withdrew Application

2. New Business:

a. 2765 Olivewood/Lirio: Add gazebo and rehab back yard (Approved 5-0)

Dorothy Lirio requested approval of a gazebo that was previously approved but expired. Once installed she will fill in the area with landscaping. She will also be submitting a xeriscape plan for the front yard once she selects a designer. For now, the Committee only approved the gazebo and the back yard.

b. 3017 Overlook/Homeowner Name): Approved new conforming gate and fence (Approved)

The new owner at this address replaced the gate and a portion of the front fence with a nonconforming style creating a violation. Recently the owner replaced the gate and portion with the conforming style and a matching stain.

8. Upcoming Projects and Issues:

a. 1346 and 1356 Misawa - Final review for custom homes

b. 8412 Bennington/Javier - Revised plan for backyard

c. 2734 Washburn/Nisperos - Trim Street trees

9. Minor or Solar Projects approved by Chair:

a. 8448 Bennington Ct/Cruz – stain fence

b. 2559 Shade Tree/Schussel – remove and replace back yard tree

- c. **3024 Overlook/Tizon – stain fence and repaint portion of front**
- d. **6614 Deerfield/Brooks - solar**

10. HPOA Board report – James

- a. Annual meeting – June 26, 2025 – zoom
- b. The HPOA Board is actively enforcing parking regulations, including those related to inoperable vehicles.
- c. 1655 Landmark – The Board will provide update and outline next steps.
- d. 1336 Misawa – To inform the Board of recommended hearing to correct violations.

11. Items for discussion:

- a. The Chair reported a recent discussion with the Fairway Villas manager regarding several violations. She will also share information with their HOA about the tree guidelines.
- b. Continue reviewing and revising the HARC webpage as the first priority, followed by updates to the guidelines. Gil will provide an updated draft of the main HARC webpage for committee review and approval. The Committee will also consult with the Hiddenbrooke web manager, Birgit, to explore options for improving accessibility.
- c. HARC to give presentation at Annual meeting. We recommend using a PowerPoint that includes photos or design plans to illustrate the content.

12. Future Meetings: The next meeting is scheduled for July 9, 2025, at 7:00PM. Applications will be due by June 29, 2025.

13. Adjourned: 8:15PM