



Approved

**Minutes
Hiddenbrooke Architectural Review Committee (HARC)
ZOOM CALL
Wednesday, July 9, 2025
7:00 PM**

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

1. **Call to order:** 7:01 pm
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator),
Ernie Stockinger, Vice Chair, Gilbert Solorio, Ken Bowers, abs, Brian Nakamoto and Chris
Brittle, alternate.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: James Wahleithner
4. **Guests:** Birgit Richert, Angelito Barrera, James Wahleithner, Donnie McCleskey, Michaela
Szarnicki
5. **Minutes:** The June 11, 2025 minutes were previously approved and posted.
6. **Project reviewed in June and applicants notified:**
 - a. 1336 Misawa/McCleskey - no response to the HARC directive - refer to HPOA
 - b. 1346 and 1356 Misawa - custom homes- postponed
 - c. 2734 Washburn/Nisperos - discussed results of HARC visit
 - d. 2339-1 Broadleigh/Dewitt - requested revision to HARC approval for the City(approved)
 - e. 2765 Olivewood/Lirio - add gazebo (approved).
 - f. 3017 Overlook/Magallanes - correct nonconforming gate and fence (approved)
7. **Project to be reviewed or discussed.:**
 - I. **Old business:**
 - a. 1346 and 1356 Misawa - custom homes - postponed until August

b. 1336 Misawa/McCleskey - Donnie McCleskey submitted new marked up plans on July 7, 2025 eight days after requested. However, the Committee is anxious to resolve all the remaining issues and reviewed his changes. Donnie agreed to provide samples of stacked light grey stone for the front of the house along with the same for the stone mailbox pillar and back yard fence pillar by July 21, 2025 for approval. It was also agreed that he would plant a 24 inch box Crepe Myrtle on the right lawn approximate seven feet from the street. Donnie also agreed to plant 5 gallon shrubs along the left side of driveway. He will mark up the original landscape plan to reflect the change. An unresolved issue was the brown slated fence in front the house. Donnie claimed HARC approved. The Chair will go back and review all the documents as it was believed this was a change made without approval. Hopefully all issues will be resolved soon.

II. New Business:

a. 2201 Bennington/Barrera - add large gazebo and enlarge patio (approved 5-0). Mr. Barrera applied to enlarge a backyard patio and add a large gazebo. The Committee voted to approval subject to obtaining City of Vallejo permits. It was also agreed he would send HARC any changes incurred if the proposed products were not available.

b. 6154 Ashwell/ Solorzano - added 9 x 12 patio section (approved 5-0). The applicants submitted an applicator to extend their patio in their small back yard. The Committee voted electronically to approve the application submit to the Fairway Villas HOA approval.

c. 6532 Ravenswood/Bishop - add patio, artificial turf and landscaping (approved 5-0) The applicant are new resident and were not aware of the approval process. They missed the June HARC meeting by one day. The Committee reviewed their application electronically and approved it subject to the Summit HOA approval.

d. 4176 Summer Gate/Gafar-Schaner- install artificial turf lawn (approval ed 5-0). The applicants acquired artificial turf and want to install in their front yard. The product is high quality. However, they were not able to provide a warranty. The Committee voted to approve the installation with the condition that they personally guaranty the maintenance of turf and hire a professional service to install pursuant to manufacturer's specifications.

e. 8412 Bennington Ct./Javier - add deck, retaining wall and landscaping (approved 5-0) The Javier's submitted a plan several months ago that HARC did not approve. The applicant revised the plan and unfortunately missed the one meeting. They submitted the revised plan which HAR approve electronically.

f. 2555 Shade Tree /Wahleithner - add a low profile wall to front (approved 5-0). James Wahleithnier applied to add pony wall to the front of the house for privacy. The Committee was in favor to the addition and voted to approve.

8. Minor or solar Projects approved by Chair:

a. 1555 Landmark/Hall - stain fence (pending)

b. 2833 Bennington/Gonzales - add handicap access ramp (pending)

9. Upcoming Projects and Issues:

- a. 8049 Red Oak/Dmitry - repaint new color
- b. 6508 Deerfield
- c. 1346 an 1356 Misawa Ct. - custom home
- d. 2765 Olivewood/Lirio - replace lawn with xeriscape

10. HPOA Board report - James

- a. N/A

11. Items for discussion:

- a. **Update HARC webpage:**
Birgit Richert, the webpage manager attended the pre HARC meeting. The Committee discussed our goals and Brain will attempt to provide a sample. Birgit agreed to provide a Word version of the guidelines.
- b. **Prioritize guidelines update:**
The chair is going to provide a list of the changes to the guidelines that need immediate updates. The other members will add to it in hopes of submitting to the Board for approval in August.

12. Future Meetings: The next meeting is scheduled is August 13, 2025/7:00PM

13. Adjourned: 8:44 pm