



DRAFT

Hiddenbrooke Architectural Review Committee

AGENDA

September 10, 2025

7:00 PM

Zoom Call

6:00 PM – MEMEBERS ONLY PREVIEW

I. Committee Members:

Chair and Administrator: Marcelline Mahern

Member: Ernest Stockinger

Member: Gil Solorio

Member: Ken Bowers

Member: Brian Nakamoto

Alternate: Chris Brittle

HPOA Board Liaison: Marco Moroyoqui/ Troy Killorn

II. Minutes: The August 13, 2025 Minutes were previously approved and posted

III. Projects Approved and Owners Notified in August:

- a. 1346 Misawa – custom home (approval pending)
- b. 1356 Misawa – custom home. (approval pending)
- c. 2926 Carlingford/Rojas – replace garage with new design (approved)

VI. New projects to review:

I. Old Business

- a. 1336 Misawa/McCleskey – patio and fence in front – **Donnie dropped off samples to Marcelline.**

II. New Business

- a. 2370 Lansdowne/Llewelyn – repaint house new color
 - a. **No issues with Iron Ore as we approved the color for 2926 Carlingford. During my visit to this other house, I noticed that the color shifts depending on the angle and lighting—sometimes appearing as a rich charcoal, other times reading a dark charcoal, but I wouldn't necessarily call it black.**
- b. 2358 Lansdowne/Wise – add pavers to front and back
 - a. **Confused by the drawings. What do the pavers look like?**
- c. 2931 Carlingford/Haug -discuss car charger

- a. The situation becomes complicated when several other homeowners on the same street—five, in fact—have not gone through the proper process to determine where their charging stations would be installed. It raises the question: were these stations installed years ago, or only recently?

The main concern about installing panels inside the garage appears to be the potential fire hazard. If that is indeed the case, I would not feel comfortable having them placed inside. Should exterior installation be the safer option, the next consideration is how to minimize visibility from the street.

I agree with Brian that, if at all possible, installation inside is preferable. However, if safety concerns make that unfeasible, then placing the equipment outside, behind a fence, or in a less visible location would be the next best solution.

Update:

- Option 1 (Proposed): Mounting the charger on the exterior wall near the panel is the most direct, efficient, and visually discreet solution.
- Option 2 (Inside the 2-Car Garage): This would require running a new electrical line from the panel, across the entire front facade of the house, to reach the garage interior. The 60-amp cable required is substantially larger than the 40-amp line powering the AC unit and would be very difficult to conceal, negatively impacting the home's appearance.

I'm comfortable with either option. However, if Option 1 is acceptable and more cost-effective for the homeowner, it must remain discreet from street view.

d. 4208 Rose Arbor/Wirshauer -Replacing 3 street trees

- a. According to the application, the homeowner is replacing 3 sycamore trees with a Ginkgo Biloba (Autumn Gold) tree, not a crepe myrtle. This is what the Autom Gold tree looks like, which can grow up to 50 ft tall and wide.
- b. I don't see the tree on the list. Looks nice and unique to the Village. Just wondering, does the Village have its own street tree list? How do they decide which trees are approved and which ones are not?
- c. Homeowner confirmed, replacing 3 trees with 15 gallon Ginkgos. Can get 24 inches, however the lot is small, so 15 gallons should be fine. Assuming we agree, even though Ginkos are not on the tree list.

e. 3003 Overlook Drive – Fence

- a. Some fence panels are new and not others, will they be subject to fines?
- i. Our current guidelines do not specify whether partial replacement of fence panels is permitted.
 - ii. The only related guidance states that, if staining, "all wood fences on your property must be the same color."
 - iii. Staining old and new wood fences with the same solid brown color can make them look more uniform, but they will likely not look exactly the same without proper prep:
 - **Wood Age & Porosity:**
 - a. **New wood** (especially pressure-treated) often has a tighter grain and repels stain more initially.
 - b. **Old wood** is more porous and can absorb stain more deeply, sometimes resulting in a darker or blotchier appearance.
 - **Color Absorption:**
 - a. Even with solid stain (which is more like paint), **differences in absorption** can lead to slight variation in shade or texture.
 - **Surface Condition:**
 - a. **Old wood** may have dirt, mildew, or graying from sun exposure that affects how stain adheres.
 - b. **New wood** is usually cleaner and smoother, which may make it look more even when stained.

V. Upcoming Projects: TBD

VI. Minor or Solar projects approved by the Chair:

- a. 8372 Bennington/Bowers - solar
- b. 4104 Summer Gate/Kroll – solar
- c. 2802 Olivewood/Greer – add plants to outside side
- d. 2309 Pinnacle Point/Magbitang – solar
- e. 1555 Landmark/Hall – minor/fence
- f. 1515 Landmark/Hunter – solar

VII. HPOA Board Report: Troy Killorn

- a.
- b.
- c.

VIII. Items for discussion and updates:

- a. Meeting with Birgit – Word to PDF. Table of Contents ????
- b. HARC webpage intro page – posted
- c. Fence stain guideline updated in tabs and body
- d. HPOA Board approved updates to Chapter 1-4 of Guidelines
- e. Review Chapter 5

IX. Next HARC Meeting: October 8, 2025 / 7:00PM