



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, July 8, 2026
7:00 PM

Due to the nature of the zoom calls, the Committee met at 6:15pm

1. **Call to order:** 7:03PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Gil Solorio, Ken Bowers, Brian Nakamoto. Chris Brittle, alt/abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui
4. **Guests:** Marc Pandone, Allen and Kathy Wildermuth
5. **Minutes:** The June 8, 2026 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in June and applicant notified:**
 - a. 2627 Feldspar/Coluzzi – repaint (approved)
 - b. 8024 Carlisle/Welsh – repaint (approved upon Reflections)
 - c. 8368 Bennington Ct./Cox – repaint (approved)
 - d. 2045 Bennington/Cook – rehab front (requested revision)
 - e. 2382 Lansdowne/Uhlich – xeriscape (approved)
 - f. 1336 Misawa/McCleskey – correct fence (approved)

7. New Projects of Issues to review:

I. Old Business:

- a. **2339-1 Broadleigh/DeWitt – request revised prior approval letter: (approved 5-0).** Nyeshia Dewitt has experienced a series of set-backs in obtaining Building permits for her custom home and requested an updated approval letter. The Committee agreed to revise the approval letter dated June 2024 and revised on June 2025 with the addition of a reference to the CC&Rs 8.5.4, Amendments.
- b. **1001 Songwood/Qamar - replace hedge (denied 5-0).** The chair explained that Mr. Qamar submitted a proposed variety of shrubs to replace the current hedge. She asked the Committee's opinion, and they concurred selection was not appropriate. She will forward the correspondence and ask for feedback.

II. New Business;

- a. **1852 Landmark/Wildermuth – replace lawn with artificial turf and add stone planters. (Approved 5-0).** The Wildermuths applied to make improvements to the front yard by replacing the small lawn with artificial turf and stone planter boxes. They will also add plants to both side of the driveway and freshen the flower beds in the terraced sections. They selected a high quality turf that meets HARC's requirements. They will provide HARC with a list of plants before planting. The Committee favored the improvements and approved.
- b. **2926 Carlingford/Rojas – replace windows/new (approved 5-0).** Cathy Rojas applied to replace all the windows with a more attractive style. The Committee unanimously approved.

8. Upcoming Projects and Issues:

- a. Chalk Hill/Hypnarowski – add koi pond (return once closed)
- b. 3056 Overlook/Francisco – replace lawn with xeriscape
- c. 2405 Bennington/Cook – rehab front
- d. 1250 Wildwing/Johnson – rehab front

9. Minor or Solar Projects approved by Chair;

- a. 2358 Lansdowne/Wise - solar

10. HPOA Board report – Marco

- a. **The Welcome Center was hit again and repairs are to commence**
- b. **The residents in the Orchards who are feeding the coyotes will be notified again. If continues they will be called to Small Claims Court**
- c. **There were no inspections this month**
- d. **The next open HPOA Board meeting is in August (26)**

11. Items for discussion:

- a. Marc Pandone addressed the Committee about concerns regarding fire prevention. He would like to see Hiddenbrooke establish a Firewise program. He lost a home due to fire and is very conscious of dangerous conditions, namely dead grass, dead shrubs, tree trimming and defensive spaces. Creating a fire safe committee or taking on that task is not within HARC's purview. HARC takes direction from the HPOA Board and any applicable laws. The CC&Rs and Hiddenbrooke Guidelines include landscape maintenance that are the responsibility of the homeowners. Other landscape maintenance are under the jurisdiction of the HMD, City of Vallejo, private golf course, Solano County and/or Cal Fire.
- b. As a reminder, three HARC member's terms are due for renewal in August: Gil, Ken and Marcelline. We will inform the board before the August meeting if we want to continue

12. Future Meetings: The next meeting is scheduled for August 12, 2026. Applications are due August 2, 2026

13. Adjourned: 8:14 PM