



Approved

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, August 12, 2026
7:00 PM

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

1. **Call to order:** 7:02PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Ken Bowers, Brian Nakamoto, Chris Brittle. Gil Solorio, abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui
4. **Guests:** Becky Uhlich, Rachelle Ramos, Richelle Bard, Emily Aqui, Marina Francisco
5. **Minutes:** The July 8, 2026 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in March and applicants notified in July:**
 - a. 2339-1 Broadleigh/ Dewitt – updated approval
 - b. 1001 Songwood/Qamar - proposed shrubs (denied/revision)
 - c. 1852 Landmark/Wildermuth – rehab front/artificial turf (approved)
 - d. 2926 Carlingford/Rojas – replace windows (approved)

7. New Projects of Issues to review:

I. Old Business:

- a. 2382 Lansdowne/Uhlich – replace lawn with xeriscape (approved 5-0).** Becky Uhlich applied in June to convert lawn to Xeriscape. The Committee was in favor of the concept but needed more information such as a keyed diagram of the overall plan, plant types, size and location. She worked with a landscape designer and submitted a comprehensive plan which was approved.
- b. 1655 Landmark/Brinkman – non conforming fence.** HARC was advised that an application to conform the fence would be submitted. However, HARC did not receive anything.

II. New Business:

- a. 7048 Alder Creek/Brannon – replace windows (approved 5-0)** Penny Brannon's contractor submitted an application to replace 6 windows. This was not a "like for like" replacement", therefore a review was conducted. The Committee especially favored the darker grid and approved the project.
- b. 2325 Lansdowne/Ramos – removed tree/replace (approved 5-0).** The Ramos are new residents. Upon purchasing their home, a tree report suggested removal of a dead tree in front. They started the removal without HARC approval. The Committee agreed that the tree was dead and needed to be removed however required a replacement. The applicants agreed to finish removing the tree including the trunk and roots and will notify HARC when they select a replacement off the approved street tree list.
- c. 6679 Chalk Hill/ Bard – rehab front/artificial turf (conditional approved 5-0).** Richelle Bard applied to replace a small lawn with artificial turf and replace a walkway with pavers and gravel. This home is in the Summit HOA and the president was at the

meeting. This application is the first Artificial turf request in that neighborhood. The Summit HOA is in charge of all the landscaping and irrigation. There are some concerns about capping the irrigation system as it might affect other neighbors.

The Summit HOA will meet with the applicant to work out the concerns. HARC approved the project subject to any conditions imposed by the sub HOA. No work is to commence until full approval.

- d. **8101 Carlisle/Morris – extend fence (denied 5-0).** Several years ago, the Morrises installed solar panel and replaced the fence without HARC approval. Sherri Morris claimed her husband was told by the former Reflections Property Management company that they did not need approval. In the meantime, Mr. Morris passed away. In 2024, Sherri Morris was notified that she had two violations: solar installation and fence replacement without HARC. She applied to HARC in November 2024 to approve the Solar but was denied because the new equipment was not located per the guidelines. HARC also informed her she needed the Reflections HOA approval for the fence first. Eventually she was called to a hearing with the HPOA Board. They did not address the fence issue but recommended she obtain HARC approval to extend her fence to cover the equipment. Unfortunately, HARC could not approve the fence extension. It was denied as it would likely cause issues with both PG&E and Code enforcement which require 36' frontal access. HARC recommends contacting the Reflections HOA Landscaping company to utilize tall shrubs to screen the equipment. HARC will refer the fence issue to the HPOA Board with the recommendation to have her fence conform by replacing the scalloped top with solid wood and stain the entire fence with the approved mission brown solid stain.
- e. **1250 Wildwing/Johnson – rehab front (denied 5-0 request revision).** The Johnsons applied to remove overgrown plants in front with different plants and design. They were directed to provide a diagram and photos of the house to clearly depict the intended work. The information provided was unclear. The Chair

cautioned the applicant that their plan was confusing and strongly recommended they attend the meeting to explain. Unfortunately, they did not attend, and the Committee postponed their review.

- f. **1631 Landmark/Aqui – repaint (approved 5-0). Emily AQUI applied to repaint her house.** She selected a pre-approved Sherwin Williams Scheme (#5). Her project was therefore approved.
- g. **3056 Overlook/ Francisco – replace portion of lawn with xeriscape (provide revision).** Marina Francisco submitted an application to replace a portion of her lawn with xeriscape. However, her applications did not follow the guidelines. She informed the Committee that she now understood what was required and contacted a landscape designer. She will submit a revised version.

III. Applications approved electronically:

- a. **2612 Marshfield/Roberts –remove pond and add sod (approved)**
Upon electronic review the Committee concluded the project would be an improvement and approved.
- b. **6638 Solitude/Jiang – Repaint (approved 7/25/26).** The applicant worked with the Summit HOA and found the original shades that closely match the existing and was approved.

8. Upcoming Projects and Issues: TBD

9. Minor or Solar Projects approved by Chair:

- a. 2061 Bennington/Cho – repaint same
- b. 8124 Carlisle- replaced fence
- c. 3021 Overlook/Lolargo – solar
- d. 7048 alder Creek/Brannon - solar

10. HPOA Board report – Marco

- a. Next Open HPOA board – September 2026
- b. Problem with resident on Alder Creek feeding coyotes continues.

- c. Marco and Bob to meet with City Manager (not Mayor) to discuss speed deterrents and parking
- d. October 3, 2026 – National night out and Pumpkin Festival if volunteers
- e. Request Chair attend next executive session – August 19, 2026
- f. The monthly inspection was conducted a day later this month due to RealManage staff's conflict.

11. Items for discussion:

- a. The Grove – The HPOA legal counsel to confirm that the Grove is governed by the HPOA's CC&R and Guidelines.
- b. October Meeting to be moved up one week to October 7, 2026
- c. Chair to get info about participation in National Night out.
- d. Ken Bowers and Marcelline request renewal on HARC. Gil still considering.

12. Future Meetings: The next meeting is scheduled for September 9, 2026, at 7:00PM. Applications due: August 30, 2026

13. Adjourned: 8:13 PM