



APPROVED

Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, September 9, 2026
7:00 PM

Due to the nature of the zoom calls, the Committee met for an hour before hand to preview the applications

1. **Call to order:** 7:01PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Brian Nakamoto, Ken Bowers. Chris Brittle, alt/abs.
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui abs
4. **Guests:** Issa Qamar, Jane Luna, Malieka Bundy
5. **Minutes:** The August 12, 2026 minutes were previously approved and posted.
6. **Items reviewed by the HARC Committee in August and applicants notified:**
 - a. 2382 Lansdowne/Uhlich – replace lawn with xeriscape (approved)
 - b. 1655 Landmark/Brinkman – nonconforming fence (no show)
 - c. 7048 Alder Creek/Brannon – replace windows (approved)
 - d. 2325 Lansdowne/Ramos – remove and replace tree (approved)
 - e. 6679 Chalk Hill/Bard – rehab front (approved)

f. 8101 Carlisle/Morris – extend fence (denied)

Subsequently the HPOA Board requires she add the lattice to match the fences in the neighborhood and stain the approved color.

g. 1250 Wildwing/Johnson – rehab front yard (postponed).

h. 1631 Landmark/Aqui – repaint (approved)

i. 3056 Overlook/Francisco – replace portions of lawn with xeriscape (requested revision)

7. New Projects of Issues to review:

OLD BUSINESS

a. 1001 Songwood/Qamar – rehab front yard (partial approval 4-0)

Issa Qamar is a new resident with a very prominent house. He was approved for several improvements several months ago. Now he is submitting plans to complete the project. The Committee was able to approve his plan to remove all the dead grass in the main area of his front lawn and install sod as well as remove and replace the bushes close to the house. The Committee approved the planting boxwood plants every 2 feet along the front.

He also proposed to rehab the area to the left of the driveway with a combination of sod, rocks and plants. His diagram was unclear and requires more plants. The Chair will work with him when selecting plants. He is to submit a revised plan.

He also applied to repaint the house next spring. It was suggested he apply closer to when he is ready and the fee will be waived.

b. 1250 Wildwing/Johnson – rehab front (approved with conditions 4-0).

Tim Johnson applied to make improvements to his front yard by removing overgrown plants along the driveway and the side of the house. He proposed creating a small Zen garden along the driveway with Japanese plants and a pagoda. The Committee approved the concept subject to the condition that the two trees be a minimum of 5 gallons and that he add a Japanese maple to empty section between the Zen garden the street. The addition of two small maple trees on the right side the house was approved.

- c. **1336 Misawa/McCleskey – non conforming fence.** The Committee was informed that the nonconforming fence has not been corrected. The completion date is still a few days away. It will be reported to the HPOA Board for further action if not brought into compliance.

NEW BUSINESS

- A. **2336 Langton/Luna – xeriscape and trim trees. (approved tree trimming 4-0).** Jane Luna has applied for a Solano Country grant to remove her lawn and replace with xeriscape. Her application was incomplete and not in conformance with the guidelines. She will work with the Committee and submit a revision for October. The Committee did approve the trimming of the overgrown trees in her front yard subject to the representations of her tree service company.
- B. **6048 Stonehouse/Rodriguez – remove artificial turf and add sod. (postponed).** Mr. Rodriguez was a no show. The Committee had several questions regarding the types of plants to be used and the shade of bark.
- C. **1718 Landmark/Bundy – xeriscape (approved 4-0).** Malieka Bundy was approved for a project with Sustainable Solano, an organization that promotes designs focusing on water-conservation, soil health and visual appeal suited for Mediterranean climate. The plan includes a variety of sustainable plants, two swales for drainage and mulch. The Committee suggested she add small, variegated rock or small river rocks to the swales to add interest.
Once completed she will add plants to the other side of the driveway to complement the new design. She will also add a top layer of black bark to the Sustainable Solano project to match the other side of the driveway.
- D. **6056 Ashwell/Lee – nonconforming shed (denied 4-0).** Mr. Lee submitted a plan to retain a nonconforming shed next to the front of his house. The shed does not comply with the guidelines and was denied. He will be directed to remove the shed or move it to an area in his back yard to meet the setbacks.
- E. **5019 Staghorn/Longhofer – replace windows with some changes (approved 4-0).** The applicant is proposing replacing nine windows with new windows, some of a different design or color by Renewal by Anderson. The Committee agreed it would be an upgrade and approved.

8. Upcoming Projects and Issues:

- a. **2567 Marshfield/Salomor - add artificial turf**
- b. **2820 Olivewood/Soon-Maglasang – repaint**
- c. **8356 Bennington Ct./Thiago Varella - solar**

9. Minor or Solar Projects approved by Chair: none

10. HPOA Board report – Marco
No report

11. Items for discussion:

- a. Unfortunately, Gil Solorio is not renewing his HARC membership. The opening will be posted. Thank you, Gil, for your many contributions.
- b. Let the Chair know if you know someone who might be interested.
- c. HARC will have a table at the October third event. Brian volunteered to help.
- d. Discussed the potential State Law eliminating grass. Our guidelines provide options.

12. Future Meetings:

The next meeting is scheduled for October 7, 2026 at 7:00PM

13. Adjourned: 8:24pm