



Minutes
Hiddenbrooke Architectural Review Committee (HARC)
Zoom call
Wednesday, OCTOBER 7, 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:** 7:03 PM
2. **HARC Committee Members:** Marcelline Mahern, Chair (Administrator), Ernest Stockinger, Ken Bowers, Brian Nakamoto and Chris Brittle
3. **HPOA Board/ CC&R Manager:** HPOA Board liaison: Marco Moroyoqui
4. **Guests:** Drina Rowland, Jefferey Lee, The Cha family.
5. **Minutes:** The September 9, 2026 minutes were approved and posted.
6. **Items reviewed by the HARC Committee in September and applicants notified:**
 - a. 1001 Songwood/Qamar – rehab front (partially approved)
 - b. 1250 Wildwing/Johnson – rehab front (approved)
 - c. 1336 Misawa/McCleskey – brought fence into conformance
 - d. 2336 Langton/Luna – replace lawn with xeriscape (request revision)
 - e. 6048 Stonehouse/Rodriquez – replace artificial turf (requested samples and more info)
 - f. 1718 Landmark/Bundy – replace lawn per sustainable lawn program (approved)
 - g. 6056 Ashwell/Lee – nonconforming shed (postponed)
 - h. 5091 Staghorn/Longhofer – replace windows (approved)

- i.* 6679 Chalk Hill/Bard – Pea gravel and step stones were added to the landscape that was not in the approved plan. The Bards will be notified to remove the gravel and step stones as soon as possible. It was suggested that plants be added to cover the bare dirt.

7. New Projects of Issues to review:

Old Business:

- a. 2336 Langton/Luna – replace lawn (not ready)**
- b. 1001 Songwood/Qamar – select plant for embankment.** The Chair suggested Lantana and the Committee agreed it was a good choice as it grows horizontally.

New Business:

- A. 6056 Ashwell/Lee – nonconforming shed (approved with conditions, 4-1).** Jefferey Lee is a new resident and installed a shed along the side of his house that does not comply with the setbacks in the Guidelines. He has a small yard, and it is difficult to select a space that meets the setback. A majority concluded that he could keep the shed in the current location, but it must be painted to match the house and add large shrubs outside the abutting fence to screen it from view. The shrubs should be tall and wide enough to cover the entire shed. He must first stain the fence the approved Mission Brown. He should consider contacting the Fairway Village HOA to stain the fence along Stonehouse.
- B. 2820 Olivewood/Maglasang – repainted house (approved 5-0).** The applicant painted her house one of approved schemes and is now seeking approval. It was granted.
- C. 2874 Dominion/Ahmad – repaint and make repairs (approved 5-0)** Mr. Ahmad applied to make several repairs to the exterior of the house, repaint the house and repair and stain the fence. The Committee concluded that he did not need HARC approval to make the submitted repairs. They did approve the repainting the house in one of the approved Sherwin William schemes preferably #11 then # 13 and # 4. The applicant represented that he was going to stain the entire fence in Mission Brown but was going to try to get his neighbors to contribute. The Committee will require staining the fence.

D. **2662 Avocet/Cha - tree removal (conditional approval pending report 5-0).** The Chas have a large street tree whose roots are surfacing and approaching the water line. The area surrounding the tree is not big enough to mitigate the growth by cutting the roots. The committee approved the removal and replacement of the tree once they provide a report by a professional tree service or arborist. They are also to select a tree from the approved street list. However, it can be 15 gallon in size.

A. **6615 Deerfield/Brooke – add exterior lights (conditional approval 4-1).** Royce Brooke applied to install a new permanent lighting system under the eaves of his house. The system provides concealed wires and any conduit running from the box would be painted to match the house. Most of the Committee believed the installation is subject to CC&Rs section 4.34:

“Exterior Lighting: Any exterior electrical, gas or other artificial lighting installed on any lot, including swimming pool lighting, shall be subject to the approval of the HARC and shall be of such controlled focus and intensity so as not to unreasonably disturb the residents of any other lot. **Further Rules regarding exterior lighting may be promulgated by HARC...**”

The Chair was concerned the system was excessive and would be a detriment to the neighbors. For example, per the HB guidelines the lights could be on for up to 44 days at Christmas. She also believed that this section gave HARC the right to promulgate conditions (Rules).

The Summit HOA will review the applications on October 14th. HARC's approval will be subject to and decision and or conditions imposed by the Summit.

8. Upcoming Projects

- a. **2336 Langton/Luna – xeriscape**
- b. **6048 Stonehouse/Rodriquez – replace artificial turf**
- c. **1655 Landmark/Brinkman – nonconforming fence**

9. Minor or solar project approved by Chair:

- a. **8365 Bennington Ct./ Ochoa - solar**

10. HPOA Board report – Marco

- a. New HPOA Board member – Ryan Snider. WELCOME!**
- b. Pumpkin festival – low attendance due to heat.**
- c. A fallen tree was chopped down but not removed at the corner of Waterfall and Bennington. Marco is to try to determine who cut it down. Possibly the Golf course...**

11. Items for discussion and updates:

- a. The Villages Halloween event – need volunteers and donations**

12. Future Meetings: The next meeting is scheduled for November 11, 2026. Applications due November 1, 2026

13. Adjourned: 8:10PM