



**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**Architectural Committee Meeting**  
**January 20, 2015**  
**6:00 PM**

*The Gables ~ Springfield ~ 2801 Springfield Drive*

**MINUTES**

**I. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 6:02 P.M. Eric King, Paul Marcillac and Jim Phelps were present from the committee; Vicky Langer was present from The Management Trust; Homeowner-applicants Dave and Laura Corsetti, and Rochelle Price and her pool contractor Jim Majewski were present.

**II. APPROVAL OF MEETING MINUTES – December 16<sup>th</sup>**

The minutes of the December 16, 2014 Architectural Committee Meeting were approved.

**III. NEW BUSINESS – PENDING APPLICATIONS**

**Unit/Lot**

**A. 2348 Clubhouse – Lee - Solar Panels**

**013/0042**

Approved.

**B. 5139 Wedgewood – Nesinov – Shed**

**003/0062**

Denied. This application is based upon an 8' high shed that is set back from side yard property line by approximately 3'; the drawing submitted by applicant lacked this specific dimension. The Committee referred to its denial of an October 2014 application of an 8' high patio cover at 3261 Black Oak that was closer than the minimum 10' side yard setback, as specified in Whitney Oaks Design Guidelines, Landscape Features, page 3, paragraph 2. Applicant may provide additional plot plan information, including all dimensions, and attend the ARC February 2015 meeting, or the Board February 2015 meeting.

**C. 2206 Merino Ct. – Harrison – Garage Doors, Front Door, Painting**

**036/1245**

All approved except for garage door “walnut” color which does not correlate to Kelly-Moore paint colors. Garage door color is conditionally approved based upon applicant providing color chip to Board for approval.

**D. 3011 Fox Hill Dr. – Sweatt – Solar Panels**

**007/0600**

18 panels approved per “Cover/Site Plan” diagram included in applicant’s packet.

- E. 2200 Red Hawk Ct. – Corsetti – Front Landscape and Walkway Replacement** **035/1187**  
Approved.
- F. 4301 Chasen Ct. – Swarts – Whole House Painting, Tree Removal, and Front Yard Lands** **004/0204**  
Denied. Applicant to submit legible landscape plan on larger paper (11x17, etc) so that all notes are legible on page. Drawing details to conform with Design Guidelines text, page 3, including property lines, dimensions, and setback requirements. Also identify all existing plant and trees, and proposed new plants and tree species and locations. Applicant to clearly identify which tree to be removed. Applicant to also include Kelly-Moore paint chips or current Kelly-Moore paint numbers. Photocopies of proposed colors or obsolete Kelly-Moore paint numbers are not acceptable.
- G. 2635 Mariella Dr. – Schaack – Solar Panels** **014/0068**  
Approved.
- H. 2209 Jenamar Ct. – Price -- Swimming Pool** **040/1137**  
Approved.

**IV. DESIGN GUIDELINES REWRITE – Update**

Vicky Langer to forward all individual documents that comprise desired “revised” Design Guidelines to Jim Phelps for single point of contact. At February 2015 meeting, desired “revised” Design Guidelines document list to be divided and assigned to individual committee members, or teams of members, for initial rewrite / modification draft. At February meeting, deadline will be agreed upon for completion of first draft re-write, which will ultimately be submitted to Board on target date of June 30, 2015.

Design Guideline documents include:

1. Whitney Oaks Design Guidelines (September 20, 1996)
2. Supplemental Design Guidelines
3. CC&R provisions
4. Solar Energy System Guidelines
5. Kelly-Moore paint colors for entire Whitney Oaks community, including Units 39 and 44.
6. Artificial turf guidelines
7. Patio covers (wood and aluminum)
8. Oak tree preservation guidelines
9. Irrigation & lighting guidelines
10. Xeriscape landscape articles
11. PG&E / Underground Service Alert system
12. TV / Cable / Satellite guidelines
13. Whitney Oaks Owners Manual

**V. ADJOURN**

Meeting adjourned 7:25 P.M.

Next Architectural Review Committee Meeting – February 17, 2015

*Prepared by Jim Phelps*