



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
February 17, 2015
6:00 PM**

The Gables ~ Springfield ~ 2801 Springfield Drive

Minutes

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:05 P.M. Eric King, Patrick Quarry, Paul Marcillac and Jim Phelps were present from the committee; Vicky Langer was present from The Management Trust; Homeowner-applicants LuAnn Vander Vorste & William Pigors were present.

II. APPROVAL OF MEETING MINUTES – January 20th

The minutes of the January 20th 2015 Architectural Review Committee Meeting were approved.

III. NEW BUSINESS – PENDING APPLICATIONS

Unit/Lot

- | | |
|---|-----------------|
| A. 4326 Live Oak Lane – Pigors & Vander Vorste – Rear Landscape + Deck | 011/0013 |
| Approved. | |
| B. 4307 Chasen Court – Nieuwburg & Paris – Whole House Painting | 004/0207 |
| Approved. | |
| C. 4301 Chasen Court – Swarts – Tree Removal/Replacement | 004/0204 |
| Approved tree removal as identified on applicant's drawing, date stamped February 13, 2015 (received). | |
| D. 3870 Iron Wheel Court – Crutchfield – Landscape + Solar Panels | 023/0991 |
| Approved landscape application. Before committee can approve solar application committee requires roof plan that better conforms to Design Guidelines from applicant showing panel numbers, panel models, inverters, and overall system size. | |
| E. 3537 Pleasant Creek Drive – Cappawana – Whole House Painting | 040/1311 |

Approved.

- F. 5204 Silver Peak Lane – Hougen – Whole House Painting** 002/0003
Approved.
- G. 3906 Mariella Court – Weinroth – Front Landscape** 014/0107
Approved.
- H. 3541 Black Oak Drive – Long – Whole House Painting + Solar Panels** 035/1223
Approved.
- I. 2513 Clubhouse Drive – Blume – Front Fences + Gate** 018/0204
Conditionally approved with understanding that applicant will submit stain color to Vicky Langer prior to applying any color to fence and gate.
- J. 3801 Black Oak Drive – Chaney – Whole House Painting** 035/1210
Approved.
- K. 2805 Hillcrest Road – Prime – Solar Panels + Air Conditioner** 006/0292
Approved with understanding that new air conditioner unit is located where present unit is (was) located.
- L. 5121 Wedgewood Way – Hensel – Whole House Painting** 003/0053
Approved.
- M. 5206 Silver Peak Lane -- Bagwell – Landscape + Whole House Painting** 002/0004
Denied. Committee requires plan view drawing showing all dimensions, including proposed pipe length and diameter, and notation identifying V-ditch ownership and applicable drainage easement.
- N. 2205 Jenamar Court – Kilbourne – Whole House Painting** 002/0339
Approved.

IV. DESIGN GUIDELINES REWRITE – Update

Several documents comprise the rewrite effort. These documents have been converted from PDF to Word format to facilitate edit / rewrite. Vicky Langer to check with attorney to determine if “Design Guidelines” can be rewritten, otherwise the new document may have to be retitled. Patrick Quarry to set up SharePoint file sharing site for collaborative rewrite between committee members. Documents to be uploaded to SharePoint by Jim Phelps. Committee members’ initial review commitments include:

- Eric King: Design Guidelines (to beginning of Appendix); satellite dishes & cable. WO owner’s manual;
- Paul Marcillac: WO plant palette, turf guidelines, oak tree preservation; irrigation & lighting; xeriscape;
- Patrick Quarry: Patio Design & Improvement U39 & U44 and Exhibit B; fence stain, exterior paints;
- Jim Phelps: Design Guidelines Appendix; WO Custom Lot Specific Use Permit (Exhibit A-1, A-2, A-3); CC&Rs; solar; PG&E U.S.A (Underground Service Alert – “call before dig”).

V. ADJOURN

Meeting adjourned 7:45 P.M. Next Architectural Review Committee Meeting – March 17, 2015

Prepared by Jim Phelps