



**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**Architectural Review Committee Meeting**  
**April 21, 2015**  
**6:00 PM**

*The Gables ~ Springfield ~ 2801 Springfield Drive*

**Minutes**

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

The meeting was called to order at 6:13 P.M. Patrick Quarry, Paul Marcillac, and Jim Phelps were present from the committee; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division; Homeowner-applicants Susan Martin and Terri Owensby were present.

**II. APPROVAL OF MEETING MINUTES – March 17, 2015**

The minutes of the March 17, 2015 Architectural Review Committee Meeting were approved.

**III. NEW BUSINESS – PENDING APPLICATIONS**

**A. 3721 Clubhouse Ct. – Mata - Pool & Retaining Wall**

**Unit/Lot**  
**017/0149**

Approved, contingent upon landscaping in front of pool with trees – this is the area between proposed pool and open space / golf course. Pool equipment to be located no closer than 5' from property line. If it becomes a future issue, a supplemental lower wall, nominally 30" to 36" high, would have to be constructed by applicant / homeowner in front of 54" tall *exposed pool wall* that is identified on Cookie Cutter Pools undated drawing that was submitted to Architectural Review Committee on April 21, and also emailed to Vicky Langer at The Management Trust on April 19, 2015.

**B. 2221 Bonney Ct. – Petersen – Solar Panels**

**040/1329**

Approved.

**C. 5204 Silver Peak – Hougen -- Front Yard Landscape**

**002/0003**

Approved.

**D. 3710 Clubhouse Ct. – Chase – Solar Panels**

**017/0138**

Approved.

**E. 2362 Clubhouse Dr. – Coker – Driveway/Walkway Stain, Door**

**013/0045**

Approved.

- F. 4505 Pheasant Lane – Spencer – Patio Extension** **004/0179**  
Approved.
- G. 2915 Old Oak Tree Way – Uhl – Shed** **006/0272**  
Denied due to visibility and setback concerns. Proposed shed is closer to property line than allowable (proposed 2’ setback versus 10’ allowable), per Whitney Oaks Design Guidelines, Landscape Features, page 3, paragraph 2. Visibility concerns were also compounded because the shed is 7’ 11” high whereas the adjacent fence on property line, which is 2’ away, is 6’ high.
- H. 3601 Black Oak Dr. – Harms/Centric – Retaining Wall & Pergola** **035/1219**  
Denied. Committee requires site plan with dimensions.
- I. 2204 Raintree Ct. – Madson – Front Yard Landscape, Yard Art, Driveway/Walkway Stain** **034/1146**  
Approved.
- J. 3711 Jennicke Ct. – Clark – Concrete Lawn Edging** **018/0177**  
Approved
- K. 3921 Woodhouse Ct. – Susz – Solar Panels** **019/0228**  
Approved.
- L. 2505 & 2509 Clubhouse Drive West – Blum&Samuels – Fence Replacement** **018/0202&3**  
Approved, contingent upon using existing as-is fence design (board-on-board with top rail cap).
- M. 3780 Clubhouse Ct. – Ensminger – Solar Panels** **017/0144**  
Approved.
- N. 3621 Black Oak Dr. – Petrovich – Retaining Wall & Spa** **035/1219**  
Approved.
- O. 4060 Clubview Ct. – Owensby – Front & Rear Landscape & Solar** **021/0262**  
Approved.
- P. 4423 Vivien Way – Cook – Fence Panel/Extension** **004/0198**  
Approved.
- Q. 3009 Western Way – Christensen – Whole House Painting** **005/0220**  
Approved.
- R. 4310 Live Oak – Orlando – Whole House Painting** **011/0017**  
Approved.
- S. 2847 Hillcrest Rd. – Ramirez – Whole House Painting** **005/0253**  
Approved.

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|-----------|---|-----------------|
| <b>T.</b> | <b>3351 Black Oak Dr. – Rojas (Buyer) – Whole House Painting</b><br>Approved. Buyer may begin house painting after close of escrow. | <b>034/1168</b> |
| <b>U.</b> | <b>2335 Clubhouse Dr. – Smith – Whole House Painting</b><br>Approved.   | <b>014/0088</b> |
| <b>V.</b> | <b>5220 Silver Peak Ln. – Deegan – Whole House Painting</b><br>Approved, contingent upon also using approved different trim color.  | <b>002/0011</b> |
| <b>W.</b> | <b>3022 Western Way – Hegde – Whole House Painting</b><br>Approved.   | <b>05/0243</b>  |
| <b>X.</b> | <b>3705 Sylvan Ct. – Romero – Whole House Painting</b><br>Approved.   | <b>036/1243</b> |
| <b>Y.</b> | <b>2150 Sterling Dr. – Rogers – Whole House Painting</b><br>Approved.   | <b>044/0067</b> |

**IV. DESIGN GUIDELINES REWRITE**

Original planned use of SharePoint file sharing was not feasible because of security and cost issues. Vicky Langer suggested Cubby, which is used by The Management Trust, Kocal Division. However, Cubby limits size to 5Mb, whereas Committee requires 50Mb due to overall size of all individual documents. Jim Phelps tried DropBox, however, this created reliability and operational problems on his laptop (MacBook Pro / Yosemite OS). Patrick Quarry suggested trying Google Drive; Vicky Langer will look into this. Jim Phelps provided thumb drive to Vicky, which contains all PDF documents (and Word formatted documents of same) of current Design Review documents.

**V. ADJOURN**

Meeting adjourned 7:52 P.M. Next Architectural Review Committee Meeting – May 19.

*Prepared by Jim Phelps*