



**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**Architectural Review Committee Meeting**  
**May 19, 2015**  
**6:00 PM**

*The Gables ~ Springfield ~ 2801 Springfield Drive*

**Minutes**

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

The meeting was called to order at 6:00 P.M. Eric King, Rick Held (by speaker phone), and Jim Phelps were present from the committee; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division; Homeowner-applicants Christina Dominguez, Matt Cassayre were present.

**II. APPROVAL OF MEETING MINUTES – April 21, 2015**

The minutes of the Architectural Review Committee's April 21, 2015 meeting were approved.

**III. NEW BUSINESS – PENDING APPLICATIONS**

- |  | <b><u>Unit/Lot</u></b> |
|--|------------------------|
| <b>A. 3601 Black Oak Dr. – Harms -- Revised Backyard Walls (no pergola)</b><br>Approved.   | <b>035/1219</b>        |
| <b>B. 4116 Legend Dr. – Phelps – Solar</b><br>Approved. ARC member Phelps abstained from vote.   | <b>012/0018</b>        |
| <b>C. 5151 Wedgewood Way – Gregory – Front Landscape &amp; Whole House Painting</b><br>Approved contingent upon replacing proposed myoporum with shrub from Design Guidelines approved plant list.   | <b>003/0068</b>        |
| <b>D. 3707 Sylvan Ct. – Lie – Whole House Painting</b><br>Approved.  | <b>036/1242</b>        |
| <b>E. 2804 Hillcrest Dr. – Baptista – Whole House Painting</b><br>Approved. For clarification, Applicant's original proposed colors (not approved) were subsequently changed to Trim = K-M Bone; Shutters = K-M Oxford Brown; Garage, base of home and all sides of home = Clippership Twill (all approved) as identified in applicant's email dated May 10, 2015 (8:14 PM) and in applicant's photograph of front of house, which was included in ARC packet. | <b>006/0288</b>        |
| <b>F. 2144 Sterling Dr. – Hayman – Garage Door &amp; Whole House Painting</b><br>Approved contingent upon garage be painted to match the trim (Swiss Coffee, or Roasted Coconut). These approved colors were proposed by applicant for remainder of house. "White" is not an approved color for Unit 44.   | <b>044/0064</b>        |

- G. 3725 Abby Ct. – Marr – Whole House Painting** **039/0013**  
 Approved contingent upon selecting front door color from approved color list for Unit 39; Seattle Red is not an approved front door color.
- H. 3720 Jennieke Ct. – Fernandez – Whole House Painting** **018/0167**  
 Approved. For clarification, Applicant identifies front door color will be K-M Sequoia Redwood, Oakwood for body of house, and Cargo for garage door, as shown in May 7, 2015 (4:42 PM) email from The Management Trust and May 11, 2015 (8:31 AM) email from Applicant.
- I. 3809 Heather Ct. – Huston – Swimming Pool Remodel** **018/0185**  
 Approved contingent upon pool equipment being located not closer than 5’ from side yard fence, per Whitney Oaks Design Guidelines *Equipment Screening*: “All mechanical equipment, including pool filters and pumps, shall be located at least 5’ from adjacent property lines.”
- J. 2635 Mariella Dr. – Schaack – Rear Yard Deck** **014/0068**  
 Approved.
- K. 3381 Black Oak Dr. – Schoenfeld – Front Yard Landscape** **035/1231**  
 Approved.
- L. 2207 Marino Ct. – Walde – Fence/Gate Replacement** **036/1246**  
 Approved contingent upon using HOA approved stain, Preserva Wood (manufacturer) “Sequoia” color.
- M. 4014 Legend Dr. – Lin – Roof Replacement** **012/0281**  
 Denied. Committee requests sample per ARC Application.
- N. 2218 Raintree Ct. – Siemens – Front Yard Landscape** **034/1153**  
 Approved.
- O. 3391 Black Oak Dr. – Dominguez -- Front Yard Landscape** **035/1230**  
 Approved. For clarification, there are two walls included in plan: front yard curved retaining wall around plumb tree graduates from 6” to 2’ maximum height, and second front yard wall (90 degree angle) is a seat wall with maximum height of 3’.
- P. 3700 Jennieke Ct. – Itow – Solar** **018/0165**  
 Approved.
- Q. 3402 Kensington Ct. – Arendsee – Solar** **044/0030**  
 Approved.
- R. 3731 Jennieke Ct. – Sybersma -- Solar** **018/0175**  
 Approved.
- S. 3700 Abby Ct. – Pietsch – Solar** **039/0028**  
 Approved.

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|---|-----------------|
| <b>T. 2380 Clubhouse Dr. – Young – Solar</b><br>Approved.                 | <b>017/0121</b> |
| <b>U. 4006 Legend Dr. – Phelan – Solar</b><br>Approved.                   | <b>012/0285</b> |
| <b>V. 2404 Clubhouse Dr. – Cassayre – Solar</b><br>Approved               | <b>017/0133</b> |
| <b>W. 2202 Raintree Ct. – Alvarez – Whole House Painting</b><br>Approved. | <b>034/1145</b> |
| <b>X. 2639 Mariella Dr. – Sutter – Whole House Painting</b><br>Approved.  | <b>014/0066</b> |
| <b>Y. 5143 Wedgewood Way – Kukes – Whole House Painting</b><br>Approved.  | <b>003/0064</b> |

#### **IV. DESIGN GUIDELINES REWRITE**

We have agreed upon a new process:

1. Jim Phelps and Eric King have formed a sub-committee under the ARC. This arrangement should eliminate file-sharing technology and redundant overlap of various parts of original Design Review documents that have caused confusion and hindered the rewrite effort to this time.
2. Phelps will write initial rough draft (goal is to have this complete by end of June), while meeting with King to discuss problem areas.
3. King to then take initial rough draft for next edit and additions. This workflow will eliminate version control, while keeping ownership responsibility with specific individual.
4. Intent is to deliver “First Draft” to the ARC by end of September.

#### **V. ADJOURN**

Meeting adjourned 8:00 P.M. Next Architectural Review Committee Meeting – June 16, 2015.

*Prepared by Jim Phelps*