



WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
July 28, 2015
6:00 PM

The Gables ~ Springfield ~ 2801 Springfield Drive

Minutes

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:10 P.M. Eric King, Paul Marcillac, Patrick Quarry, and Jim Phelps (Phelps via telephone conference call) were present from the committee; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division.

II. APPROVAL OF MEETING MINUTES – June 16, 2015

The minutes of the June 16, 2015 Architectural Review Committee Meeting were approved.

III. NEW BUSINESS – PENDING APPLICATIONS

	<u>Unit/Lot</u>
A. 2917 Old Oak Tree Way – Brison – Solar Panels Approved.	006/0273
B. 3521 Black Oak Dr. – Paolini – Patio Cover Approved.	035/1224
C. 2344 Clubhouse Dr. – Christensen – Patio Cover Approved.	013/0040
D. 2211 Red Hawk Ct. – Camber – Front Landscape Approved.	035/1191
E. 3000 Western Way – Verma -- Whole House Painting Approved.	005/0235
F. 2202 Raintree Ct. – Alvarez – Front Landscape, Pool, Remodel Approved window change. Denied pool application; ARC requires plan drawing showing location of pool equipment, dimensions and associated new plantings around pool. Denied front landscaping; Applicant's drawing lacks property lines, setbacks, and pool dimensions. Denied front landscape; drawing does not identify color of fountain, setbacks, plant list, planter dimensions, or wall dimensions. Need clarification on what the heavy black dots denote and more detail.	034/1145

- G. 5160 Wedgewood Way – Burton – Whole House Painting 003/0080**
 Denied. The trim color is the same as the walls of the house, and is not an accent. Also, the application was denied because the owner wanted to paint the sides and back of the house different than the front of it. Applicant may appeal the application to the Board or use one color for body and one color for trim and a third color for accent.
- H. 4506 Pheasant Lane – Penders – Solar Panels & Driveway 004/0163**
 Approved driveway because of disability/access issues. Conditionally approved solar based upon applicant providing engineering drawings and all component specification sheets to Kocal management.
- I. 3203 Thistle Ct. – Graelty – Solar Panels 003/0093**
 Approved.
- J. 2956 Fox Hill Dr. – Svendsen – Backyard Remodel & Pool 007/0593**
 Denied. Application requires variance, which may only be granted by Board. Additionally, more details are needed on drawings, including fence style, height, and material (proposed), and location (existing), a grading plan, and property lines as determined by a licensed survey engineer. A proposed setback for proposed terrace of 5' from the open space would comply with 15' setback rule for construction from open space.
- K. 2565 Clubhouse Dr. – Bowman – Front Yard 018/0217**
 Denied. ARC requires detailed drawing that includes plan dimensions, wall dimensions, sidewalk dimensions, concrete design and color, and plant/tree list.
- L. 2836 Hillcrest Rd. -- Yates – Whole House Painting 023/0238**
 Approved.
- M. 3760 Jennicke Ct. – Sheftal – Replace Existing Fencing 018/0171**
 Approved.
- N. 3515 Pleasant Creek Dr. – Frazier – Whole House Painting 040/1322**
 Conditionally approved based upon applicant specifying a different approved trim color from field color, and identifying the color for Kocal management.
- O. 3761 Jennicke – Arena – Solar Panels 018/0172**
 Approved.
- P. 5138 Wedgewood Way – Compton – Whole House Painting 003/0087**
 Conditionally approved based upon Kocal management's receipt of details identifying location of proposed colors.
- Q. 2203 Raintree Ct. – Harding – Solar Panels 034/1165**
 Approved.
- R. 3517 Pleasant Creek – Kowen – Solar Panels 040/1321**
 Approved.

S. 2220 Raintree Ct. – Kaump – Solar Panels
Approved.

034/1154

T. 2218 Raintree Ct. – Siemens – Solar Panels
Approved.

0134/1153

IV. DESIGN GUIDELINES REWRITE

Paul Marcillac has supplementary documents for landscape text additions. Paul’s goal is to have his rough draft additions complete by end of August. Separately, ARC acknowledges that the new document needs to address the potential of homeowners requesting permission to move fences. New document also needs to address “covered porches” and how they integrate, dimensionally & architecturally, with an existing house.

V. NEXT MEETING & ADJOURNMENT

Next Architectural Review Committee meeting – August 25, 2015. Meeting adjourned 7:35 P.M.

Prepared by Jim Phelps