



**WHITNEY OAKS COMMUNITY ASSOCIATION**  
**Architectural Review Committee Meeting**  
**August 25, 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, and Jim Phelps were present from the committee; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division. Homeowner Jeff Henderson was present.

**II. APPROVAL OF MEETING MINUTES – July 28, 2015**

The minutes of the July 28, 2015 Architectural Review Committee (ARC) meeting were approved.

**III. NEW BUSINESS – PENDING APPLICATIONS**

	<u>Unit/Lot</u>
<b>A. 3810 Whitney Oaks Dr – Henderson – Backyard Landscape</b> Approved.	<b>022/0391</b>
<b>B. 3808 Sylvan Dr. – Kahwaji – Painting, Front, and Landscaping</b> Approved landscape and house painting. Denied stone veneer at front of house; ARC requires front elevation drawing of house with dimensions.	<b>036/1264</b>
<b>C. 3811 Iron Wheel Ct. – Svanyuta – Solar Panels</b> Approved.	<b>023/0996</b>
<b>D. 3720 Clubhouse Ct. – Krajewski – Whole House Painting</b> Approved.	<b>017/0139</b>
<b>E. 2565 Clubhouse Dr. W. – Bowman – Front Landscape (Resubmit)</b> Approved.	<b>018/0217</b>
<b>F. 2941 Fox Hill Dr. – Vara – Whole House Painting</b> Approved.	<b>007/0613</b>
<b>G. 2231 Abby Road – Copeland – Whole House Painting</b> Conditionally approved on assumption that existing colors match proposed colors.	<b>036/1253</b>

- H. 3701 Black Oak Dr. – Rea – Solar Panels** **035/1215**  
Approved.
- I. 2549 Clubhouse Dr. W. – Reitter – Solar Panels** **018/0213**  
Approved.
- J. 5137 Wedgewood Way – Gimenez – Whole House Painting** **003/0061**  
Approved use of Plymouth Gray, Bone, and Navajo. Applicant’s August 17, 2015 email to Kocal Management (Nikki Williams) identifies “wood trim in carbon.” Carbon may only be used for shutters and front door.
- K. 2850 Hillcrest Rd. – Beingessner – Solar Panels** **004/0173**  
Denied. ARC requires neighbor signatures, and design documents and drawings identifying: number of solar panels, panel location(s), and inverter location.
- L. 2505 Clubhouse Dr. W. – Samuels – Solar Panels** **018/0202**  
Approved.
- M. 3013 Western Way – Tormey – Solar Panels** **005/0222**  
Approved.
- N. 2540 Clubhouse Dr. – Cohen – Whole House Painting** **018/0192**  
Approved.
- O. 3790 Clubhouse Ct. – Bailey – Whole House Painting** **017/0145**  
Approved.

**IV. DESIGN GUIDELINES REWRITE**

Committee is waiting for landscape text additions from Paul Marcillac. Committee acknowledges draft document needs to address:

- driveway width;
- patio cover height and architecture;
- fence relocation;
- grandfathering of existing house colors (if allowed) and need for Owners to provide color photo(s) of as-is house where proposed paint colors might fall into grandfathering category.

**V. NEXT MEETING DATE(S) – September 15<sup>th</sup>**

Next Architectural Review Committee meeting is September 15, 2015.

**VI. ADJOURNMENT**

Meeting adjourned 7:24 P.M.

*Prepared by Jim Phelps*