



**WHITNEY OAKS COMMUNITY ASSOCIATION  
Architectural Review Committee Meeting  
October 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 6:00 P.M. The following committee members and others were present unless noted absent.

Eric King, Chairman	
Paul Marcillac	Absent
Rick Held	
Patrick Quarry	
Jim Phelps	Absent
Robin Hare	3700 Black Oak Drive
Tom Garland	2371 Clubhouse Drive
Vicky Langer	The Management Trust

**II. APPROVAL OF MEETING MINUTES**

The minutes of the September 16, 2015 Architectural Review Committee (ARC) meeting were approved as drafted.

**III. NEW BUSINESS – PENDING APPLICATIONS**

**Unit/Lot**

**A. 3700 Black Oak – Robin Hare – Patio and Landscape**

**035/1198**

Robin Hare reviewed her proposed patio and backyard plans with the committee. Due to tree roots from neighboring yards damaging the patio, she started work without ARC approval. The setbacks for the city of Rocklin are 5' but the Association's setbacks are 10' from rear and side lot lines. The posts of the structure furthest from the house would be 6'6" and 7' from the fences. How far over the posts the structure protrudes is unknown. The Homeowner will supply this information. She will also submit more detail on the proposed patio covers (setbacks, color, style materials) for appeal to the Board. The committee approved the backyard landscaping plan and conditionally approved the 18' x 9' patio cover nearest the house contingent on email vote after receiving the details.

- B. 2326 Clubhouse Drive – Wong – Pool** **013/0033**  
Approved.
- C. 5217 Silver Peak – Chapman – Whole House Painting** **001/0037**  
Approved.
- D. 2101 Sterling Dr. – Guertin – Fence/Gate** **044/0028**  
This application was not approved as the backyards in Unit 44 are “Exclusive Use Common Area” and to fence in (by adding a gate) would make a small portion of common area “exclusive use common area”. Civil Code prohibits this without a 67% affirmative vote of Homeowners. The request was based on a security concern. The committee suggests the Board approve a variance as an accommodation for the security concern if the Owner signs and pays for a recorded agreement as to the fact that the area between the old gate and the new/proposed gate would not be “exclusive use common area” and the gate would be removed upon transfer/sale of the unit.
- E. 3708 Sylvan Ct. – Carolan – Solar Panels** **036/1236**  
Approved.
- F. 2956 Fox Hill Dr. – Svendsen – Whole House Painting** **007/0593**  
Approved.
- G. 3529 Pleasant Creek – Coombe/Manza – Backyard Landscape** **040/1315**  
Approved.
- H. 3408 Kensington Ct. – Wells – Backyard Landscape** **044/0033**  
Approved. Violation of starting without ARC approval closed.
- I. 5164 Wedgewood Way – Ho – Front Landscape** **003/0078**  
Approved.
- J. 3103 Aaron Drive – Kane – Whole House Paint and Retaining Wall** **003/0129**  
Approved.
- K. 2158 Sterling Dr. – Rumenapp – Solar Panels** **044/0071**  
Approved.
- L. 3321 Black Oak Dr. – Quarry – Solar Panels** **034/1171**  
This application was approved. Patrick Quarry abstained from voting.
- M. 5206 Silver Peak – Front Landscape and Walkway (Revised)** **002/0004**  
A revised plan that would have the driveway widened only at the top portion and include more plants was approved.
- N. 2320 Weddington Ct. – Lee – Whole House Painting** **035/1183**  
Approved.

- O. 4307 Chasen Ct. – Nieuwburg – Fence Modification** **004/0207**  
 Approved. This will make the front section of fencing that was put in when the driveway was widened match the style of the side fence. The side fence will also be replaced with like kind.
- P. 3001 Western Way – O’Rourke – Solar Panels, Yard Art, Walkway and Planter** **005/0216**  
 There was a concern about the distance of the proposed water wall. The plans do not show exactly how far it would be set back but it looks like less than 4’ from the existing fence. Therefore the water wall was not approved. The solar panels, the planter and the walkway was approved. If the distance is less than 10’ the committee does not have the authority to approve it and it would need to be appealed to the Board.
- Q. 3802 Heather Ct. – Nichols-Roy – Trim and Garage Paint** **018/0178**  
 Approved.
- R. 2201 Abby Road – Sadiq – Solar Panels** **036/1254**  
 Approved.
- S. 2880 Hillcrest Rd. – Miller – Front Landscape and Retaining Wall** **004/0145**  
 A grading plan is needed to make this application complete. The length of the proposed retaining walls is unclear. This application was denied due to insufficient information. Homeowner will be urged to supply a grading plan and the length of the walls, and to attend the next meeting (November 18<sup>th</sup>) to discuss the plans with the committee.
- T. 3800 Black Oak – Freeman – Whole House Painting** **035/1203**  
 Approved.
- U. 2371 Clubhouse Dr. – Garland/Teizich – Fire Pit, Trellis, Etc.** **015/0058**  
 The proposed fire pit, fountain, putting green and planters were approved. The proposed trellis would be 10’ from the golf course. Setbacks for the golf course are 25’ so the committee did not approve this. The committee recommends the Board approve a variance.
- V. 2371 Clubhouse Dr. - Garland/Teizich – Solar Panels** **015/0058**  
 The Board approved the proposed solar contingent upon review of specifications. Once these are received by management they will go to the ARC for an email vote.
- W. 5141 Wedgewood Way - Brian Pease – Whole House Painting** **003/0063**  
 Approved.
- X. 2207 Merino Ct. – Walde – Solar Panels** **036/1246**  
 Approved.
- Y. 3331 Black Oak Dr. – Preheim – Backyard and Walkway** **034/1170**  
 Approved. Modifications are for wheelchair access.

**Z. 3761 Black Oak Dr. – Lennig – Front Yard New Tree** **035/1212**

The height of the shed was unknown and more information and a site drawing is needed.  
The tree was approved but the shed was not.

**AA. 2956 Fox Hill Dr. – Svendsen – Backyard Remodel & Pool** **007/0593**

Revised plans (simplified) were reviewed. It was thought that moving the fence would constitute a variance. Therefore the committee denied the revised plans. The Architectural Review Committee recommends that the Board approve the request.

**BB. 2952 Fox Hill Dr. – DeBono – Whole House Painting**

Approved.

**IV. DESIGN GUIDELINES REWRITE**

Due to the length of time it took to get through the Agenda items, this item was only briefly discussed.

**V. NEXT MEETING DATE(S) – November 18<sup>th</sup>**

**VI. ADJOURNMENT**

Meeting adjourned 8:20 P.M.

*Prepared by Vicky Langer*