



**WHITNEY OAKS COMMUNITY ASSOCIATION  
Architectural Review Committee Meeting  
December 16, 2015 ~ Wednesday  
6:00 PM**

*The Gables ~ Springfield ~ 2801 Springfield Drive*

**Minutes**

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

Chair Eric King called the meeting to order at 5:57 p.m. Committee members Patrick Quarry, Rick Held, and Jim Phelps were present; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division.

**II. APPROVAL OF MEETING MINUTES – November 11, 2015**

The minutes from November 11 were reviewed and adopted by the committee. Subsequently, ~~Erik~~ Eric King made a motion that Design Guidelines include 50% lot coverage for (mature) plants. Motion seconded by Patrick Quarry. Motion passed ARC unanimously.

**III. NEW BUSINESS – PENDING APPLICATIONS**

	<u>Unit/Lot</u>
A. <b>3790 Clubhouse Court – Bailey – Fence, Patio Cover, Etc.</b> Conditionally approved. Proposed patio cover may be no higher than 10' to top of structure. Application includes check for retaining wall, however, the application text and drawings identify no retaining wall work. Therefore, <u>no</u> retaining wall work is approved.	<b>017/0145</b>
B. <b>3340 Black Oak Drive – Simon – Whole House Painting</b> Approved.	<b>034/1141</b>
C. <b>5241 Silver Peak Lane – Dizon – Solar Panels</b> Approved.	<b>002/0033</b>
D. <b>3818 Sylvan Drive – Amalkanti – Whole House Painting</b> Approved.	<b>036/1268</b>

- E. **2010 Black Oak Drive – Jian – Front Landscape** **033/1088**  
Denied. Applicant must submit elevation drawing that includes details on raised flowerbed, including materials and finishes used around perimeter of raised bed. Applicant to also submit landscape plan that includes lot lines and existing house footprint. Landscape plan to identify new plant types, locations, and numbers, as well as existing trees, plant locations and types. New plants to cover no less than 50% of the yard when fully mature. Landscape plan to identify paver type, manufacturer, and color.

**IV. DESIGN GUIDELINES REWRITE**

Jim Phelps to resend the draft guideline to Vicky Langer. Vicky Langer to make her additions / edits and provide each ARC member a copy by Wednesday January 13 for member's individual review. January 20 ARC meeting will include initial review / edit of Langer's review.

**V. NEXT MEETING DATE – January 20, 2016**

The committee approved 01/20/2016 meeting date.

**VI. ADJOURNMENT**

The meeting adjourned at 6:51 p.m.

*Prepared by Jim Phelps*