



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
January 20, 2016 ~ 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 6:07 p.m. Committee members Rick Held, Patrick Quarry, and Jim Phelps were present; Community Association Manager Vicky Langer was present from The Management Trust, Kocal Division.

II. APPROVAL OF MEETING MINUTES – December 16th

The minutes from December 16, 2015 were reviewed and adopted by the committee.

III. NEW BUSINESS – PENDING APPLICATIONS

- | | <u>Unit/Lot</u> |
|--|------------------------|
| A. 4051 Clubview Ct. – Mathers – Retaining Walls & Concrete Slab | 021/0269 |
| Denied. Applicant needs to submit plot plan that identifies property lines, set backs, and dimensions of existing structures, retaining walls, and all proposed work. Plan to also identify height of retaining wall above finished grade, and retaining wall finish and color. | |
| B. 3150 Black Oak Dr. – Miao – Front Landscape | 033/1101 |
| Approved (retroactively); work was completed prior to submittal of application. Committee requests applicant install minimum 20” diameter rocks where application drawing shows “large rocks” (existing rocks are approximately 10”). Ground cover plants to provide minimum 50% coverage of front yard at full maturity (application submittal states “Overall plant coverage exceeding 100% when fully grown.”). | |
| C. 3704 Abby Ct. – Nield – Whole House Painting | 039/0026 |
| Approved. | |
| D. 4030 Clubview Ct. – Capulong – Solar Panels | 021/0259 |
| Approved. | |

- E. **2813 Hillcrest Rd. – Smith – Whole House Painting** **016/0296**
Approved with contingency that Carbon color is not used on any area other than front door or shutters.
- F. **5166 Wedgewood Wy. – Zorro – Front Landscape and Yard Art** **003/0077**
Approved (retroactively) as identified in photographs accompanying application. “Yard art” is limited to the short boulder planter as identified in photograph.

IV. DESIGN GUIDELINES REWRITE

Vicky Langer forwarded an electronic copy of the draft document that included her comments to all committee members on January 11 and again on January 18. Committee members were also provided with hardcopies at tonight’s meeting. Committee members noted areas needing edits and missing items that must be added to the draft.

Vicky Langer to forward to BLM Landscaping the design guidelines’ botanical list for common names, and then forward this information to Jim Phelps for inclusion in the guidelines document rewrite. Vicky Langer to also forward to Jim Phelps the Whitney Oaks Architectural Procedures Disclosure Form so that appropriate text is included in the design guidelines draft. Depending upon receipt of deliverables, the objective is to have the rewrite recompiled by February 1.

V. NEXT MEETING DATE – February 17, 2016

Approved.

VI. ADJOURNMENT

The ARC meeting adjourned at 7:24 p.m.

Prepared by Jim Phelps