



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
February 17, 2016 ~ Wednesday
6:00 PM**

The Gables ~ Springfield ~ 2801 Springfield Drive

**Minutes
(Rev.1)**

I. CALL TO ORDER / ROLL CALL / ESTABLISH QUOROM

Chair Eric King called the meeting to order at 6:03 p.m. The following committee members were / were not present:

Rick Held Present
Paul Marcillac Present
Jim Phelps Present
Patrick Quarry Not present
Vicky Langer Present from The Management Trust

The following homeowner was present: Greg Schwarz

II. APPROVAL OF MEETING MINUTES – January 20th

The minutes from January 20, 2016 were reviewed and unanimously adopted by the committee. Motion by King, second by Held.

III. UNFINISHED BUSINESS

3808 Sylvan Drive -- four (4) concrete columns (pillars) installed in the front yard were not specified on the Owner's Application that was originally reviewed by ARC on August 25, agenda item III.B. Each pillar is approximately 20" square by 40" tall; two pillars were installed at the front entry, adjacent to sidewalk. Two additional pillars were erected on both sides of driveway, adjacent to sidewalk. ARC unanimously directs Owner to remove all four columns and, if Owner desires, install two columns at walkway, only, to a finished height of 24" above grade. ARC does not approve lights on top of columns because neither the columns nor columns-plus-lights are consistent with the neighborhood's architecture.

IV. NEW BUSINESS – PENDING APPLICATIONS

A. **3706 Lindbrook Dr. – Held – Driveway/Retaining Wall Modification**

**Unit/Lot
022/0385**

Approved.

B. **3720 Clubhouse Ct. – Krajewski – Driveway and Walkway Pavers**

017/0139

Approved, conditionally, based upon paver color confirmation. Color photograph(s) to be submitted to The Management Trust.

- C. **2201 Merino Ct. – Schwarz – Front Landscape and Tree Removal** **036/1249**
 Denied. Owner (in attendance) confirms he will provide the following information to The Management Trust: (i) 4 inch caliper total aggregate for new trees planted at front yard, (ii) tree name, variety, standard or multi-trunk, and canopy size specifications at maturity for proposed dwarf Pear and Japanese maple, (iii) specifications of bark mulch, (iv) name of existing trees. The committee is concerned that the tree at corner of house adjacent to street sign should not be removed -- Jim Phelps to visit site and photograph tree.
- D. **2813 Hillcrest Rd. – Smith – Solar Panels** **006/0296**
 Approved.
- E. **3813 Sylvan Dr. – Dunham – Whole House Painting** **036/1273**
 Approved.
- F. **5228 Silver Peak Ln. – Ragan – Whole House Painting** **002/0015**
 Approved.
- G. **4505 Pheasant Ln. – Spencer – Solar Panels** **004/0179**
 Approved.
- H. **3812 Sylvan Dr. – Keffer – Whole House Painting** **036/1266**
 Approved
- I. **3707 Sylvan Ct. – Lie – Front Landscape** **036/1242**
 Denied. ARC requests legible landscape plan that clearly identifies dimensions of all hardscape, colors, plant type and corresponding plant quantities. Decomposed granite is not approved for front yard. Drawing to also identify all existing tree types, including trees that Applicant proposes to remove.
- J. **4008 Legend Dr. – Cordell – Fence** **012/0284**
 Approved, conditionally, based upon height of new fence matching existing fence. Existing fence shall be repainted flat black. New fence shall also be painted flat black.
- K. **4006 Legend Dr. – Phelan – Fence** **012/0285**
 Approved, conditionally, based upon height of new fence matching existing fence. New fence shall be painted flat black.
- L. **2501 Clubhouse Dr. – Granquist – Patio Cover, Retaining Walls,
 Swimming Pool, Spa** **018/0201**
 Denied. Patio cover is 30” from property line that borders golf course. Existing Design Review “Landscape Features” states *Overhead structures (roofs) should be setback a minimum of 10’0” from the side and rear (sic) property lines, except in the case where rear or side of lot is adjacent to open space or golf course, where the setback shall be 25’0”*. Owner may redesign the patio cover so as to not encroach on setback. Additionally, ARC requires colors, materials, and finishes for shed, shed roof, and both sides of retaining walls. Proposed plant list is okay.

M. **4051 Clubview Ct. (resubmitted)– Mathers – Retaining Walls** **021/0269**
Approved.

N. **2565, 2561, 2557 Clubhouse Dr. – Bowman, Krantz, Theofelis - Fence** **018/0217,**
Approved. **0216, 0215**

V. PAINT PALETTE – Whether to Recommend Board Adopt Updated List

- ARC recommends Board approve and adopt the new color palette, identified as publication “2015 Kelly-Moore Paint Co. Printed in U.S.A. 02.15-200k – CCI – SKU5826-001.” This new palette does not apply to Unit 39 and Unit 44.
- ARC recommends that colors that were on list of “Historic Lifestyles of the West” be removed from the approved paint list.

VI. DESIGN GUIDELINES REWRITE

New document is retitled Architectural Rules. Committee members received a “completed” draft document. Jim Phelps said that the rewrite addresses many existing loopholes and gaps. He suggested that the last page of the ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION be revised to include a signature line and date whereby Applicants’ signatures acknowledge review of the Architectural Rules. Rick Held will provide Vicky Langer with language that would be added above Application’s signature line whereby the Applicant’s signature acknowledges the Architectural Rules and agrees to its terms and requirements. Vicky also said she needs to confirm whether the existing Design Guidelines document can be completely eliminated or if the doc continues to exist in some sort of capacity because it is recorded with the City of Rocklin. Jim noted that the new Rules contain language that obviate and supersede the existing Design Guidelines. Vicky was not sure if that would suffice. Jim said allowing the existing Design Guidelines to continue existing in some form might introduce conflicts or problems in the future, and suggested also recording the Architectural Rules with the City of Rocklin. Vicky said she was not sure and said she and The Management Trust’s attorney will check all of this. ARC members agreed to promptly complete their review of the “completed” draft and forward comments to Jim.

VII. NEXT MEETING DATE – March 16, 2016

Approved.

VIII. ADJOURNMENT

The ARC meeting adjourned at 8:33 p.m.

Prepared by Jim Phelps