



**WHITNEY OAKS COMMUNITY ASSOCIATION  
Architectural Review Committee Meeting  
March 16, 2016  
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. The following ARC committee members were present / absent:

Rick Held	Present
Paul Marcillac	Present
Jim Phelps	Present
Patrick Quarry	Absent (medical)

Vicky Langer was present from The Management Trust.

Homeowners present: Hector & Margola Romero, Jay Lie, and Denise Bagwell.

**II. APPROVAL OF MEETING MINUTES – February 17<sup>th</sup>**

The minutes from February 17, 2016 were reviewed and adopted by the ARC.

**III. UNFINISHED BUSINESS**

**A. 3011 Fox Hill Dr. – Sweatt – Front Landscape, Walkway Lights 007/0600**

Submitted *as-built* Application after completing work without ARC approval.

Contingent approval. For ARC file records, ARC directs Owner to (i) submit a detailed landscape plan that identifies yard changes, (ii) add ground cover plants for 50% yard coverage, and (iii) add mulch throughout front yard and along the side yard lot line where ground cover is absent. ARC denied this application November 18, 2015.

Owner's February 12 letter to ARC stated they were unable to comply with ARC's November 18 decision because they were (i) "unable to secure details" from their landscaper, (ii) "having issues and delays throughout the holiday and due to weather," and (iii) were "in the midst of a re-finance and therefore could not postpone the project."

**B. 2956 Fox Hill Dr. – Svendsen – Backyard Landscape and Pool 007/0608**

Approved. ARC denied this application on July 28, 2015.

- C. 3010 Black Oak Dr. – Shen (Jian) – Front Landscape** **033/1088**  
 Conditionally approved. Jim Phelps visited the site today and commented to ARC that there were too few plants. ARC directs Owner to (i) backfill the planters so that bare concrete is not visible on the inner-face of the block-construction circular planters, (ii) add more plants across yard area in which circular planters are located, (iii) submit a plant list to ARC, (iv) relocate existing rocks into clusters of 2 – 3, and (v) add two large boulders, 24” to 36” each.

ARC denied this application December 16, 2015. Application identified owner as Hongyan Jian.

**IV. NEW BUSINESS – PENDING APPLICATIONS**

- |   | <u><b>Unit/Lot</b></u> |
|---|------------------------|
| <b>A. 3860 Iron Wheel Ct. – Bibler – Front Landscape</b>  | <b>023/0990</b>        |
| Conditionally approved. Owner needs to add 1 tree, minimum 4” caliper. ARC recommends two trees be added.   |                        |
| <b>B. 5122 Wedgewood Way – Davidson – Whole House Painting</b>  | <b>003/0091</b>        |
| Approved.   |                        |
| <b>C. 5121 Wedgewood Way – Hensel -- Front Landscape</b>  | <b>003/0053</b>        |
| Denied. ARC requires a landscape plan that identifies plant type, location, and number. Yard must have 50% plant coverage as ground cover.  |                        |
| <b>D. 4021 Clubview Ct. -- Parker – Garage Doors, Fence, and Trim Paint</b>   | <b>021/0272</b>        |
| Conditionally approved. Stain colors K3, K8, and C8 identified on Owner-submitted specification sheet for garage doors are not acceptable; if Owner wants one of these stains a sample must be submitted to ARC.  |                        |
| <b>E. 3414 Kensington Ct. – Keechilot – Patio Cover and Greenhouse</b>  | <b>044/0036</b>        |
| Greenhouse is denied; greenhouse is 1’ taller than the fence, and is within 1’ of side lot line and approximately 3’ of other lot line. Patio cover is denied. ARC is unable to determine height of patio cover. Based upon size of backyard and zero lot line setbacks in Unit 44, ARC recommends to Board that greenhouse and patio cover not be approved if appealed. If Owner is intent on adding these ancillary structures around the house ARC suggests Owner appeal to Board. |                        |
| <b>F. 2623 Mariella Dr. – Boone – Front Landscape</b>   | <b>014/0074</b>        |
| Conditionally approved. Additional plants are required for 50% ground cover across yard; ARC notes that tree canopies do not apply to “ground cover.” ARC needs a plant list identifying number and variety of ground cover plants.   |                        |
| <b>G. 2805 Hillcrest Rd. – Prime – Front Landscape, Walkway</b>   | <b>006/0292</b>        |
| Conditionally approved. Additional plants are required for 50% yard coverage; ARC needs a plant list identifying number and variety.  |                        |

- H. 5200 Silver Peak Ln. – Husband – Front Door, French Door** **002/0001**  
Approved.
- I. 3705 Sylvan Ct. – Romero – Front Landscaping** **036/1243**  
Conditionally approved. Owner to submit revised drawing that includes enough ground cover plants to achieve 50% yard coverage. ARC requests tree identified as “1A” be a medium canopy tree (approximately 35’). Tree identified as “1B” should be moved away from streetlight in order to eliminate future tree trimming costs. The two (2) new trees are to have a combined trunk diameter of at least 4” (4” caliper).
- J. 5205 Silver Peak Ln – Bagwell – Front Landscape** **002/0004**  
Conditionally approved. ARC determined that the landscape requires more plants to meet the 50% coverage requirement. Owner added additional plants onto the drawing this evening during the ARC meeting and photographed it for her records before submitting to ARC. Owner agreed to work with landscape supplier or nursery and then forward a list of appropriate plants to ARC for approval before purchasing.
- K. 3797 Sylvan Ct. – Lie – Front Landscape** **036/1242**  
Committee completed a pre-review. There was no vote to approve or disapprove. Committee shared with Owner that it was unable to accurately determine the size of walls, spacing of plants, rock sizes, column finish and color, or whether lights would be used. Committee asked applicant to re-submit the drawing and to include dimensional details and material details for next ARC meeting packet. Owner shared that she was concerned about timeliness since her contractor had her monetary deposit; she was concerned if her project would be delayed by her contractor’s other work. ARC members committed to give an expedited email vote once they received the Owner’s updated drawing via The Management Trust.

**V. MANAGEMENT REPORT (Compliance Appeals)**

- A. 3808 Sylvan – Kahwaji – Pillars, Lights – Appeal Outcome** **036/1264**  
Vicky Langer reported that Board supported ARC’s decision of directing Owner to remove the four unapproved columns and then installing two columns at entry walkway.
- After noting similar columns nearby on Black Oak Drive, this evening ARC approved two columns at entry walkway 42” maximum height above grade, including lights. ARC assumes Owner agrees to remove non-approved pillars at driveway. Vicky Langer will communicate this decision with the Owner and, if Owner agrees to these terms, all parties will terminate further hearings or appeals with the Board.
- B. 2371 Clubhouse Dr. – Garland – Patio Cover – IDR Outcome** **015/0058**  
Vicky reported that after Internal Dispute Resolution, Board approved the patio cover. ARC originally denied this improvement on October 21, 2015 when the Owner proposed construction of a patio cover that was setback 10’ from the golf course (Design Guidelines specify 25’ from the golf course).

**C. 2501 Clubhouse Dr. – Granquist – Patio Cover – Appeal Outcome 018/0201**

Vicky reported that Board approved a *revised* plan for the patio cover. ARC originally denied this request on February 17, 2016 because the applicant’s drawing showed a 30” setback from the adjacent property line.

**VI. DESIGN GUIDELINES REWRITE (ARCHITECTURAL RULES)**

Jim Phelps agreed to modify certain language regarding neighbor signatures. ARC also determined that aerial images are not required with applications. Due to the late time of the meeting, further discussion of this agenda item was delayed until the next ARC meeting.

**VII. NEXT MEETING DATE – April 20<sup>th</sup>, 2016**

Approved.

**VIII. ADJOURNMENT**

The ARC meeting adjourned at 8:44 p.m., with special prayers for the recovery of our missing friend, Patrick.

*Prepared by Jim Phelps*