



**WHITNEY OAKS COMMUNITY ASSOCIATION  
Architectural Review Committee Meeting  
April 20 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 6:02 p.m. The following ARC committee members were present / absent:

Rick Held Present  
Paul Marcillac Present  
Jim Phelps Present  
Patrick Quarry Not present

Vicky Langer was present from The Management Trust.  
Homeowners present: Manoj Keechilot and Stephen Harms.

**II. APPROVAL OF MEETING MINUTES – March 16<sup>th</sup>**

The minutes from March 16, 2016 were reviewed and adopted by the ARC.

**III. UNFINISHED BUSINESS**

**A. 5121 Wedgewood Way – Hensel – Front yard**

Approved.

**Unit/Lot  
003/0053**

**B. 3414 Kensington – Keechilot – Greenhouse and Patio Cover**

**044/0036**

ARC denied the greenhouse application because existing guidelines specify 10' setback from property lines. There are no setback specifications for zero-lot line Unit 44 in the Design Guidelines. Further, the 10' setback in the Design Guidelines consumes the Applicant's entire backyard width. The Applicant revised the setback from last month's proposed 1' to 4'. ARC recommends Applicant appeal to Board, and recommends Board approve a variance for this greenhouse.

ARC denied the patio cover application because it extends to the south property line adjacent to Whitney Oaks Drive. ARC is concerned that this proposed structure's set back repeats the 1' setback of the Applicant's greenhouse, as proposed last month. ARC is also concerned that the 10' height of the patio cover would be 4' higher than the existing 6' fence at the property line, and sets a bad precedent.

- C. **4021 Clubview Ct. – Parker – Garage Doors, Fence & Trim Paint** **021/0272**  
Approved. Applicant provided a sample that Vicky photographed and will file into Kocal’s records.

**IV. NEW BUSINESS – PENDING APPLICATIONS**

- A. 3103 Aaron Dr. – Kane - Front Yard** **Unit/Lot**  
**003/0129**  
Denied. Owner completed work without approval, and then submitted photographs to ARC. Applicant needs plants to achieve 50% ground cover. Existing tree is an accent tree; Owner needs to plant a larger tree from Design Guidelines’ Canopy Tree list, minimum 4” caliper at trunk.
- B. 2406 Clubhouse Dr. – Tyukayev – Pool and Spa** **017/0134**  
Approved. Any landscaping requires additional approval from ARC.
- C. 2552 Clubhouse Dr. W. – Cancimilla – Tree Removal** **018/0200**  
Denied. Tree roots are a common concern in the community. ARC directs Applicant to work with licensed arborist to remedy and mitigate the root problems of these two trees. This may potentially include pruning roots and irrigating the trees. If the problems cannot be resolved, ARC directs Applicant to forward to ARC the arborist’s report for future consideration by ARC.
- D. 2376 Clubhouse Dr. – Tractenberg – Play Equipment** **015/0060**  
Approved “Option A” location, only (the location that does not abut the golf course).
- E. 3601 Black Oak Dr. – Harms – Front Landscape** **035/1219**  
Approved. Applicant to email to The Management Trust a color photograph of materials denoted by drawing’s “2’ Retaining using Rocky mountain ledge stone.”
- F. 3241 Black Oak Dr. – Slingland - Whole House Painting** **033/1111**  
Approved.
- G. 3760 Clubhouse Ct. – Lustig - Pool Solar Panels** **035/1201**  
Approved.
- H. 2212 Live Oak Ct. – Wilson – Whole House Painting** **011/0006**  
Approved.
- I. 2627 Mariella – Titus – Front and Backyard Landscape** **014/0072**  
Conditionally approved front yard. ARC noted that no dimensions were included for dry creek beds’ width on Applicant’s drawing. ARC approves dry creek beds only if width is 2’-6” to 3’. ARC is concerned that there are not enough plants to achieve 50% ground cover, and requests Applicant add an additional 6 plants at driveway-side of front yard and 8 plants at opposite side of front yard where existing concrete walkway is located. Backyard approved.

- J. 3280 Black Oak Dr. – Ali – Solar Panels** **034/1135**  
Approved.
- K. 4322 Live Oak Lane – Brooking – Whole House Painting** **011/0014**  
Conditionally approved based upon Board approving Apple Hill paint color at May 4 Board meeting.
- L. 2545 Clubhouse Dr. W. – Danielsen – Patio Cover** **018/1212**  
Approved.
- M. 2807 Hillcrest Rd. – Strasser – Patio Cover** **006/0293**  
Denied. ARC requires a plan view drawing showing proposed structure’s setbacks from property lines. Location must comply with Design Guideline setbacks: roof perimeter (“overhead structure”) should be no closer than 10’ from side yard property line and no closer than 25’ if property line abuts open space. Maximum height of proposed structure should not exceed 10’. ARC has concerns about proposed structure’s architectural aesthetics.
- N. 2912 Fox Hill Dr. – Snow – Solar Panels** **007/0582**  
Approved.

**V. MANAGEMENT REPORT (Compliance Appeals) -- None**

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

ARC reviewed the entire draft document. Vicky will contact City of Rocklin to determine setbacks for pools and hot tubs, and will forward that information Jim. After corrections and edits are applied, the new Architectural Rules will be forwarded to the Board.

**VII. NEXT MEETING DATE – May 18, 2016**

Approved.

**VIII. ADJOURNMENT**

The ARC meeting adjourned at 8:30 p.m.

*Prepared by Jim Phelps*