



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
May 18, 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 6:00 p.m. The following ARC committee members were present/absent:

Eric King	Present
Rick Held	Absent
Paul Marcillac	Present
Jim Phelps	Absent
Patrick Quarry	Present

Vicky Langer The Management Trust.

Homeowner Tami Yuill

II. APPROVAL OF MEETING MINUTES

The minutes from April 20, 2016 were reviewed and approved as drafted.

III. UNFINISHED BUSINESS

Unit/Lot

- | | |
|--|-----------------|
| A. 3705 Sylvan Ct. – Romero – Front Landscaping | 036/1243 |
| Last month the committee requested additional information be provided. The application was approved with a contingency. The type of maple tree still needs to be clarified. If it is to be a medium sized street tree from the list of street trees in the Design Guidelines, management was authorized to approve it. | |
| B. 5205 Silver Peak Ln – Bagwell – Front Landscape | 002/0004 |
| Re-submitted plan with requested list of plants and photos was reviewed. Approved. | |
| C. 2623 Mariella Dr. – Boone – Front Landscape | 014/0074 |
| Approved. Requested information/items were emailed to committee on 5/9/16. There were no objections. | |

- D. 2552 Clubhouse Drive – Cancimilla – Tree Removals** **018/0200**
 The Homeowner provided Arborist input per the committee’s request. The two proposed tree removals were approved contingent upon another medium sized tree and an accent tree from the Design Guideline lists be planted.

IV. NEW BUSINESS – PENDING APPLICATIONS

Unit/Lot

- A. 3925 Woodhouse Court – Huggins – Landscaping and Gates** **019/0227**
 Approved.
- B. 2208 Jenamar Ct. – Berta – Tree Removal** **040/1334**
 After confirming there are other trees in the front yard, the request was unanimously approved.
- C. 2918 Old Oak Tree Way – Storm – Whole House Painting** **006/0258**
 Approved.
- D. 3018 Western Way – Dillon – Whole House Painting** **005/0228**
 Approved.
- E. 3661 Black Oak Dr. – Kwan – Solar Panels** **035/1217**
 Approved.
- F. 2337 Clubhouse Drive – Yuill – Patio Cover, Retaining Walls, Yard Art** **014/0089**
 The Homeowner attended the meeting. The plans were unanimously approved.
- G. 5117 Wedgewood Way – McKay – Front Yard and Painting** **003/0051**
 The proposed painting project was approved. The proposed landscaping project was conditionally approved. Wood bark (brown or black) must be used instead of the proposed rock.
- H. 3251 Black Oak Dr. – Wolfe – Front Yard, Driveway, Walkway** **034/1177**
 The front yard plan was deemed incomplete. Owner will be requested to provide details about any plants (locations, numbers), the size of the current driveway, and the size and materials of the proposed terrace (area behind the proposed retaining wall). The proposed driveway expansion (size unknown) would most likely exceed the 16’ width limit noted in the Design Guidelines, and was therefore denied. Owner should resubmit the drawing and requested details to the committee and appeal the driveway expansion to the Board of Directors if Owner desires to pursue the matter.
- I. 4020 Clubview Court – Cartan – Solar Panels** **021/0258**
 Approved,

- J. 2361 Clubhouse Dr. – Knott – Whole House Painting** **015/0063**
Approved.
- K. 4409 Vivien Way – Luzader – Whole House Painting** **004/0191**
Approved.
- L. 2606 Mariella – Avery/Hammond – Front Yard** **014/0116**
Approved contingent upon substitution of a type of plant from plant list in the Design Guidelines for the unapproved proposed ice plants. Owner to submit and further review to be done by committee via email.
- M. 3125 Aaron Drive – Gergas – Whole House Painting** **003/0140**
Approved.
- N. 2205 Jenamar – Kilbourne – Front Yard, Walkway** **040/1339**
Denied. A plant list for proposed 25 plants is needed. At least 50% plant coverage is required on barked areas. Color of bark (brown or black preferred by committee), color of proposed pavers, and dimension of proposed walkway are also needed. Also, approval (if given) would stipulate that the paver area would only be used for a walkway and not additional parking space on the driveway (no parking on it).
- O. 5113 Wedgewood Way – Brown – Solar Panels** **003/0059**
Approved.
- P. 2221 Red Hawk Ct. – Siavash – Solar Panels** **035/1190**
Approved.
- Q. 3525 Pleasant Creek – Molloy – Whole House Painting, Fence** **040/1317**
Approved contingent upon the front door (if being painted) an accent color from the updated approved color palette.
- R. 3901 Black Oak Ct. – Wyant – Solar Panels** **037/1293**
Approved.
- S. 2904 Old Oak Tree Way - Palmer – Whole House Painting** **006/0264**
Approved.
- T. 4070 Clubview Court – Hanson – Solar Panels** **021/0263**
Approved.

V. MANAGEMENT REPORT (Compliance Appeals) -- None

- A. 3414 Kensington Ct. – Keechilot – Patio Cover and Greenhouse** **044/0036**
Management reported tha the Board approved the proposed greenhouse but not the proposed patio cover on appeal.

VI. NEXT MEETING DATE – June 15, 2016

VII. ADJOURNMENT

The ARC meeting adjourned at 7:15 P.M..

Prepared by Vicky Langer