



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
June 15, 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 6:05 p.m. The following ARC committee members were present / absent:

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

Vicky Langer was present from The Management Trust.

Homeowners present: Chuck Kilbourne – Agenda Item III.A
Michael & Joni Armstrong – Agenda Item IV.A
Frank Bruno – Agenda Item IV.C
Robin Hare – Agenda Item IV.D
Tami Yuill – Agenda Item IV.S
Bob & Janice Cancimilla – Agenda Item IV.T

II. APPROVAL OF MEETING MINUTES – May 18th

The minutes from May 18, 2016 were reviewed and adopted by the ARC.

III. UNFINISHED BUSINESS

- | | <u>Unit/Lot</u> |
|---|-----------------|
| A. 2205 Jenamar Court – Kilbourne – Front Yard, Walkway
Approved. | 040/1339 |
| B. 5117 Wedgewood Way – McKay – Front Yard and Painting
Proposed use of rock denied. Painting was previously approved by ARC on May 18. | 003/0051 |
| C. 3705 Sylvan – Romero – Landscaping
Approved. | 036/1243 |

IV. NEW BUSINESS – PENDING APPLICATIONS

**Unit/Lot
004/0211**

A. 4300 Chasen Court – Armstrong – Front Yard Renovations

ARC postponed further review and comment on this agenda item until next ARC meeting. This project was completed without ARC approval. ARC member Phelps visited the site today and shared that the bright-white entry steps and bright-white patio outside the front door were highly visible from the street and contrasted with the rest of the neighborhood. The Armstrongs brought a stone sample to this evening’s ARC meeting, however this sample was light tan rather than as-installed white. ARC was also concerned that the photograph included with the Armstrong’s May 25, 2016 ARCHITECTURAL REVIEW COMMITTEE REQUEST APPLICATION did not represent what was actually installed – the photograph (page 38 of 183 of ARC 6/15/2015 meeting packet) shows brown flagstone steps identified by note at the bottom that reads “Hillcrest House that inspired me.” Ms. Armstrong said she did not use the “inspired” brown flagstone stone because the color did not match her house. ARC reviewed several photographs of the Armstrong’s house and noted brown ledgestone columns at both sides of the garage and brown ledgestone veneer over much of the house’s front wall that faces the entry steps, patio, and street.

ARC asked the Owners if they would consider staining the stone to reduce the bright-white appearance of the entry steps and front patio. Mr. Armstrong said he would not. ARC is also concerned about the plant types, locations, and number of plants to be used in landscaping. Owner to provide ARC with a front yard plan that identifies property lines, and includes (i) all existing and proposed plant locations, (ii) a plant list that specifies total number of each type of plant to be planted in the front yard, (iii) existing and proposed yard art, (iv) dimensions for all hardscape, and (v) dimensions of the overall yard.

B. 5164 Wedgewood Way – Ho – Whole House Painting

003/0078

Approved.

C. 5232 Silver Peak Lane – Bruno – Front Yard Landscaping

002/0017

Denied. ARC requires full plan of entire front yard that identifies property lines and fences, and includes: (i) all existing and proposed plants and locations, (ii) location and square footage of proposed turf, (iii) location of planters and walls, including plan and elevation dimensions, (iv) manufacturer’s turf warranty, and (v) contractor’s turf warranty.

Submitted drawing shows proposed turf terminates at fence/gate, whereas Owner says that is not correct. Further, the circular planter areas on the drawing do not portray scale, shape, and location. ARC expressed concern that turf would weather poorly and would negatively impact the neighborhood. Proposed material is Diamond Supreme Fescue. Owner says it is warranted for 2% degradation per 20 years.

D. 3700 Black Oak Drive – Hare – Front Yard Landscaping

035/1198

Approved. Brown bark to be used, not black.

E. 3661 Black Oak Drive – Kwan – Shed and Fence Stain Color

035/1217

Denied. Shed not to be viewable from public area. Shed height is 8’. Fence is 6’. Shed shall not be plastic.

- F. 3101 Aaron Drive – Beecher-Flad -- Whole House Painting** **003/0128**
 Denied. Proposed colors were selected from obsolete K-M “Historic Lifestyles” catalog. ARC recommends that proposed Ballie Scott Sage color be replaced with “Apple Hill.” Proposed “Windham Cream” is also not an approved color.
- G. 2214 Raintree Court – Grenfell – Solar Panels** **034/1151**
 Approved.
- H. 3016 Western Court – Shorts – Solar Panels** **005/0229**
 Approved.
- I. 4421 Vivien Way – Romero – Front Yard Remodel, Walkway** **004/0197**
 Denied. ARC requires full plan, including dimensions, plants, and number of plants. Drawing to identify lot lines.
- J. 2501 Clubhouse Drive – Granquist – Solar Panels** **018/0201**
 Approved.
- K. 4418 Vivien Way – McKinley – Whole House Painting** **004/0202**
 Approved.
- L. 5241 Silver Peak Lane – Dizon – Front Yard Renovations** **002/0033**
 Denied. This work was completed without approval by ARC. ARC recommends Owner engage a professional landscaper who can prepare a plan that includes no more than 5% of small rock (pebbles and small rock (small rock is 2”-3”). Dry creek bed should be curved and meandering shape rather than straight, linear form. Plan to include dimensions for all aspects of the design, including overall dimensions from lot line to lot line, width of creek bed. Plan to identify plant types, locations, and total number of plants.
- M. 3820 Sylvan Drive – Rossman/Lu – Whole House Painting** **036/1270**
 Approved.
- N. 4006 Legend Drive – Phelan – Front Landscaping, Yard Art, Arbor** **012/0285**
 Conditionally approved upon placement of mulch in blank areas at rear of house. This is an issue because this area is viewable from the golf course.
- O. 4420 Vivien Way – Killan – Front Yard Landscaping** **004/0201**
 Denied. Drawing identifies more than half of front yard is stone and rock. ARC encourages a substantial reduction of flagstone and rock in the resubmitted plan. ARC requests Owner provide a 22”x34” D-size plan drawing, as well as physical samples of colored materials and finishes.
- P. 3700 Jennicke Court – Itow – Front Yard Landscape** **018/0165**
 Conditionally approved based upon replacing fifteen (15) Sedum ground cover plants with native ground cover from approved plant list. Landscape shall have 50% coverage with plants when plants are mature.
- Q. 3710 Abby Court – Leon – Front Door and Whole House Painting** **039/0023**
 Approved.

- R. 2631 Mariella Drive – Barnes – Solar Panels** **014/0070**
Approved.
- S. 2337 Clubhouse Drive – Yuill – Front Landscaping, Yard Art** **014/0089**
Approved.
- T. 2552 Clubhouse Drive West – Cancimilla – Front Landscaping** **018/0200**
Approved.
- U. 3028 Western – Hyde -- Front House Paint** **005/0240**
Approved. Trim on top and bottom where window has shutters, and accent corbels may be painted to match existing white.
- V. 3706 Lindbrook Drive – Held – Installing lawn in front yard** **022/0385**
Approved.

V. MANAGEMENT REPORT (Appeals) – None

VI. DESIGN GUIDELINES REWRITE (ARCHITECTURAL RULES)

Jim Phelps will email the complete final draft to Vicky by June 17. Vicky will forward to Board, and schedule a joint meeting with ARC and Board to discuss appropriate changes.

VII. NEXT MEETING DATE – July 20, 2016

Approved.

VIII. ADJOURNMENT

The ARC meeting adjourned at 9:10 p.m.

Prepared by Jim Phelps