



WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Committee Meeting
July 20, 2016 ~ Wednesday ~ 6:00 PM
The Gables ~ Springfield ~ 2801 Springfield Drive

MINUTES

I. CALL TO ORDER/ROLL CALL/ESTABLISH QUORUM

Rick Held, Paul Marcillac, and Eric King were present from the Architectural Review Committee as well as Vicky Langer with The Management Trust. Jim Phelps and Patrick Quarry were absent.

II. APPROVAL OF MEETING MINUTES – June 15th

III. UNFINISHED BUSINESS & RESUBMITTALS

Unit/Lot

A. 4300 Chasen Court – Front Yard Landscape and Stone

004/0211

Joni Armstrong attended the meeting and reviewed the revised plans and assured the committee that the plants will fill in nicely and will exceed 50% coverage. The committee unanimously approved the plant list/plan. The stone work was approved as is. The plans were approved contingent upon the owner covering the planting areas with brown or black bark.

B. 5241 Silver Peak – Dizon – Front Yard Renovations

002/0033

The committee did not approve the application. There is too much rock. The proposed river rock needs to be redesigned. The committee suggests hiring a landscape design architect. Pebbles will not be approved. A significant amount of more plants are needed.

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

002/0017

The committee denied the submittal. The Owner who attended the meeting last month supplied photos of the proposed artificial turf, drawings of proposed rock wall, etc. Since the proposed area for the turf is large, it is required that a high quality turf be used and a sample be provided. More plants are required as well in existing planters around the artificial turf.

D. 3251 Black Oak – Wolf - Landscape and Driveway

034/1177

Joe Wolf attended the meeting. The committee conditionally approved his proposed landscaping with the condition that more plants and specific locations be provided for at least 50% coverage. Additional items will be reviewed by the committee members via email. The driveway extension was not approved because the Design Guidelines require 10 feet at a particular width before going wider, but the ARC recommends Board approval of it.

- E. 3103 Aaron Drive – Kane – Front Yard Landscaping** **003/0129**
 The committee denied the request. The committee agreed the six additional proposed plants are helpful but 10-15 more are needed to achieve at least 50% coverage and a medium canopy replacement tree (from the Association’s “Street Tree” list) should be included where the smaller tree will be removed.
- F. 4421 Vivien Way – Romero – Front Yard Remodel, Walkway** **004/0197**
 Trudy Romero attended the meeting. The committee asked for more details on her drawing, including the plants (size, location, and number), Also needed The size of the area for decomposed granite patio (where a few plants currently exist). Additional submitted information will be emailed to ARC members for a decision.

IV. NEW BUSINESS – PENDING APPLICATIONS

- A. 3210 Black Oak Dr. – Phillips – Solar Panels** **033/1107**
 The committee approved the application.
- B. 3440 Black Oak Dr. – Farran – Whole House Painting** **035/1180**
 The committee approved the application.
- C. 3805 Heather Ct. – Griesmer – Whole House Painting** **018/0187**
 The committee approved the application.
- D. 5114 Wedgewood Way – Lujan – Front Yard Landscaping** **003/0102**
 The committee approved the application.
- E. 3780 Clubhouse Court – Ensminger – Fence, Pool, Window Tint** **017/0144**
 The committee approved the application contingent upon receipt of neighbor acknowledgments from immediate neighbors and across the street neighbors being provided. The pool was approved. The fence was not approved. More information is needed about the proposed fence. The proposed retaining wall was approved if 3’ in height. If the wall must be more than 3’ tall, it was denied and can be appealed to the Board. If appealed for the taller wall, the committee recommend approval to the Board.
- F. 2031 Shady Trail Ln. – O’Flaherty – Swimming Pool** **022/0406**
 Robert O’Flaherty attended the meeting and reviewed his pool plans with the committee. Proposed oak tree removals were already reviewed and the City of Rocklin was favorable to them. The committee approved the plans.
- G. 3111 Black Oak Dr. – Sharif – Existing Shed** **033/1121**
 The committee approved the existing shed contingent upon the shed being screened by 2-3 15 gallon photinias that will hide it from view. Plants shall be maintained to provide screening.

- H. 3680 Black Oak Dr. – Patton – Solar Panels** 035/1197
The committee approved the application.
- I. 2829 Hillcrest Rd. – Jones – Whole House Painting** 006/0304
The committee approved the application.
- J. 2367 Clubhouse Dr. – Tractenberg – Front Yard Landscaping** 015/0060
The old concrete mow strips need to be removed. Salt and pepper pebbles are not acceptable to the committee. More plants are needed to achieve at least 50% coverage. Homeowner will be asked to attend the August meeting and bring color photos and complete revised plans including the above noted items.
- K. 4303 Chasen Ct. – Sood – Front/Rear Landscape** 004/0205
Vikram and Ishpal Sood attended the meeting and reviewed their plans with the committee. The committee approved the retaining wall and the stamped concrete, and the patio plants. The committee requested more details, including locations for and numbers of the proposed plants. This additional information will be reviewed by an email vote of members. The proposed backyard work does not require ARC approval.
- L. 2020 Shady Trail Ln. – Dhillon – Net on Golf Course Side of House** 022/0408
The committee reviewed the CC&R provision 11.2 and 11.2.1 that say “Each owner who acquires a lot acknowledges, accepts and assumes the risk of the special benefits and burdens associated with a golf course. The owner...and each and every member, guest, golfer, employee, or agent of any golf course or country club, disclaims any liability for personal injury or property damage resulting in any way, all or in part, from any of the following...each golf course lot owner acknowledges the inherent risk of errant golf balls and assumes and accepts such risk.” The application was denied.
- M. 2807 Hillcrest Rd. – Strasser- Whole House Painting** 006/0293
The committee approved the application.
- N. 3429 Kensington Ct. – O’Brien – Backyard Landscaping** 044/0044
The committee approved the application.
- O. 2326 Clubhouse Drive – Wong – Front Yard Landscaping** 013/0033
The plan/application was approved contingent upon the ground cover being brown or black bark/mulch and not cobble.
- P. 2912 Old Oak Tree Way – Glycer – Whole House Painting** 006/0260
The committee approved the application.
- Q. 5114 Wedgewood Way – Lujan – Front yard Landscaping** 003/0102

V. MANAGEMENT REPORT (APPEALS)

- A. 5117 Wedgewood Way – McKay – Front Yard and Painting**
Vicky gave an update – Board Denied Appeal

003/0051

VI. DESIGN GUIDELINES REWRITE

Committee members will meet with the Board at a Special Board Meeting on July 25th to work through the draft guidelines.

VII. NEXT MEETING DATE(S) – August 17th

VIII. ADJOURNMENT