



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
August 17, 2016
6:00 PM**

The Gables ~ Springfield ~ 2801 Springfield Drive

Minutes

I. CALL TO ORDER / ROLL CALL / ESTABLISH QUORUM

Chair Eric King called the meeting to order at 6:04 p.m. The following ARC committee members were present: Rick Held, Eric King, Paul Marcillac, and Jim Phelps. Patrick Quarry was absent. Vicky Langer from The Management Trust was absent.

II. APPROVAL OF MEETING MINUTES – July 20th

The minutes from July 20, 2016 were reviewed and approved.

III. UNFINISHED BUSINESS

A. 2367 Clubhouse Dr. -- Tractenberg -- Front Landscape

**Unit/Lot
015/0060**

Denied. Submitted drawing illegible and has no dimensions. ARC requests professionally drawn and professionally detailed drawing that provides dimensions, plant type and quantity. Salt & Pepper gravel not acceptable.

B. 5232 Silver Peak Lane – Bruno -- Front Landscape

002/0017

Denied. ARC requires a professionally prepared drawing that shows dimensions of yard and dimensions of hardscape. Drawing to identify plant locations and plant types. For aesthetic purposes ARC requires shrub planting area between turf and fence (except where gate is located).

IV. NEW BUSINESS – PENDING APPLICATIONS

A. 2454 Clubhouse Dr. W – Danielson – Backyard Landscape

**Unit/Lot
018/0212**

Denied. ARC requires details including plant types, number of plants, and plant locations.

B. 3840 Black Oak Dr. – Rossman – Solar Panels

035/1204

Conditionally approved pending receipt by ARC of complete solar design and layout.

- C. 2501 Clubhouse Dr. W – Granquist – Front Landscape** **018/0201**
Approved.
- D. 2501 Clubhouse Dr. W – Granquist – Shed** **018/0201**
Denied, based upon location of shed. ARC is not opposed to concept of shed, and recommends that owners submit a diagram via email showing the shed to be located back to the rear corner of the house.
- E. 2522 Clubhouse Dr. W – Cancimilla – Whole House Painting** **018/0200**
Approved.
- F. 2839 Hillcrest Road – Sebring – Whole House Painting** **005/0249**
Approved.
- G. 2605 Mariella Dr. – Lanz – Whole House Painting** **014/0083**
Approved.
- H. 3513 Pleasant Creek – Contreras -- Whole House Painting** **040/ 1330**
Approved.
- I. 3427 Kensington Ct. – Coss – Whole House Painting** **044/0045**
Approved.
- J. 3350 Black Oak Dr. – Petrarca – Whole House Painting** **034/1142**
Approved.
- K. 2333 Clubhouse Dr. – Eaton – Whole House Painting** **014/0087**
Approved.
- L. 3760 Black Oak Dr. -- Conway – Driveway Widening (already done)** **035/1201**
Denied. Modified driveway is an eye soar. Design Guidelines (Revised September 20, 1996) section “Driveways” on page 10, specify *Driveway shall be a maximum of 24’ at the curb and continue back a minimum of 10’-0” from curb before any increase in pavement width*. Lighter concrete color is also not acceptable and needs to match original driveway. If appealed to Board, ARC recommends that driveway be modified to conform to written policy, and to avoid setting a negative precedent. The Application’s Additional Comments section says “Drive (sic) was widened slightly to accommodate 1 more car to avoid parking on the street.” However, the photograph accompanying Management’s July 11, 2016 letter to owner shows the concrete addition extends to the right side of the house and is large enough to accommodate at least two cars.
- M. 4512 Pheasant Lane – Cicero – Solar Panels** **004/0160**
Approved. ARC is concerned that inverter(s) appear to be located inside garage. Fire departments are now recommending that inverters be located on exterior walls.

N. 2908 Fox Hill Dr. – Curtis – Solar Panels **007/0581**
This application was tabled until ARC receives drawings. ARC can review drawings via email.

O. 4061 Clubhouse Ct. – Allen – Solar Panels **021/0268**
Approved. ARC is concerned that inverter(s) appear to be located inside garage. Fire departments are now recommending that inverters be located on exterior walls.

V. MANAGEMENT REPORT (Appeals)

A. 5117 Wedgewood Way – McKay – Front Yard (rock) – Update **003/0051**
ARC did not receive a report due to Vicky’s absence.

B. 3251 Black Oak – Wolfe – Driveway widening – Approved **034/1177**
ARC did not receive a report due to Vicky’s absence.

VI. ARCHITECTURAL RULES REWRITE (formerly known as “Design Guidelines”)

A. “Buffer Zone” wording on Page 13 of July 26, 2016 draft.

This item encompasses two issues. The first issue is fence relocation around owner-owned area that was originally known as the “buffer zone.” The purpose of buffer zone was reportedly to keep development away from open spaces. However, the original Design Guidelines (Revised September 20, 1996) do not include any text that refers to buffer zones. Section 6.a on page 6 of the original Design Guidelines (footer on page 6 shows “Revised September 27, 1996”), specifies *Interior hillsides in excess of 30 percent slope gradient are to be left as undeveloped open space.* Section 6.a further states *Development on slopes between 20 – 30% shall only be permitted upon the granting of Design Review approval.* ARC considered whether a fence constitutes “development.” ARC determined that it will consider relocation of fences on a case-by-case basis.

The second issue regards potential development in buffer areas (less than 30% grade) after a fence is relocated – would approval of fence relocation(s) trigger development, including landscaping and appurtenances thereto, in the newly fenced-in area, precipitating an undesired and crowded appearance in areas adjoining open space throughout Whitney Oaks? ARC determined that it would review applications for 20 – 30% slopes on a case-by-case basis. Improvements on slopes greater than 30% will not be permitted.

B. Fence Stain Colors / Options

This item will discussed at the next ARC meeting.

VII. NEXT MEETING DATE – September 21, 2016

Approved.

VIII. ADJOURNMENT

The ARC meeting adjourned at 7:30 p.m.

Prepared by Jim Phelps