



**WHITNEY OAKS COMMUNITY ASSOCIATION  
Architectural Review Committee Meeting  
October 19, 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 6:03 p.m. The following ARC committee members were present / absent:

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

Vicky Langer and Melissa Bell were present from The Management Trust.

Homeowners present: Bruce & Trudy Gentile, Ema Dizon, Trudi Romero, and Mark Penney.

**II. APPROVAL OF MEETING MINUTES – September 21<sup>st</sup>**

The minutes from September 21, 2016 were reviewed and adopted.

**III. UNFINISHED BUSINESS**

**A. 4421 Vivien Way – Romero -- Front Landscape**

**Unit/Lot  
004/0197**

Conditionally approved. Owner to consult her landscaper to determine if 50% yard coverage is attained with existing plantings. If landscaper determines 50% coverage is not attained, landscaper will work with owner to achieve 50%. Owner to forward to management the Landscaper's written opinion(s).

**B. 3640 Black Oak Dr. – Ma – Driveway Color**

**035/1195**

Contingent approval based upon owner completely removing existing paint from driveway before applying any stain to concrete.

**C. 2392 Clubhouse Dr. – Penney – Landscape Walls, Exterior Curtains**

**017/0127**

Approved earthtone-tan color cinder block wall in backyard; height to be three levels of block. Denied proposed outdoor red curtains on second floor -- Architectural Rules do not permit outdoor curtains. ARC suggests applicant appeal to Board. ARC recommends approval by Board if owner uses two short rods to install (to ensure that curtains are never closed).

- D. 5241 Silver Peak Ln. – Dizon – Front Landscaping** **002/0033**  
Conditionally approved. ARC directs Owner to add some plants, at Owners' discretion, to the already-installed new landscaping.

**IV. NEW BUSINESS – PENDING APPLICATIONS**

- A. 3751 Jennieke Ct. -- Bjorkman – Solar Panels** **018//0173**  
Approved.
- B. 3703 Abby Ct. – Sullivan – Whole House Painting (Unit 39)** **039/0002**  
The committee initially denied the application as it appeared they chose colors that were not approved for Unit 39. The application was approved by email since the colors they chose were on both the general paint palette and the Unit 39/44 paint palette.
- C. 2843 Hillcrest Rd. – Ulaner – Front Landscaping** **005/0251**  
Denied. Rock ground cover is limited to 5% of the total yard area. Salt & Pepper rock color is not encouraged. Plants at full maturity must be 50% coverage of yard. New drawings must include dimensions. ARC requests Owner redesign and resubmit plans
- D. 3190 Black Oak Dr. – Taber – Deck** **033/1105**  
Approved.
- E. 3600 Black Oak Dr. -- Barrington – Solar Panels and Shed** **035/1193**  
Approved solar. Contingent approval for shed based upon planting shrubbery in front of fence (or between fence and street-side of shed) to screen shed from street view.
- F. 3831 Chip Court – Carey – Whole House Painting** **018/0196**  
Approved.
- G. 3118 Aaron Dr. – Pandis – Solar Panels** **003/0124**  
Approved.
- H. 2875 Hillcrest Rd. – Tremblay – Whole House Painting** **004/0155**  
Approved.
- I. 4330 Live Oak Lane – Sjoberg – Front Landscaping** **011/0012**  
Approved.
- J. 3821 Black Oak Dr. – Gentile – Front Landscaping** **035/1209**  
Approved.
- K. 2877 Hillcrest – Green -- Front Yard Landscaping** **004/0157**  
Approved whole house painting. ARC denies landscaping; Owner needs to submit a drawing of front yard (with dimensions). Drawing to include existing and proposed plant locations.

**L. 3707 Abby Ct. – Noack – Whole House Painting (Unit 39)**

**039/0004**

The committee initially denied the application as it appeared they chose colors that were not approved for Unit 39. The application was approved by email since the colors they chose were on both the general paint palette and the Unit 39/44 paint palette.

**V. MANAGEMENT REPORT (Appeals)**

**A. 2020 Shady Trail Lane – Dhillon – Golf Course Net (pending BOD decision) 022/0408**

ARC wishes to emphasize that denial of this item is supported by CC&R’s Article 11 “The Golf Course,” which states: *Each Owner who acquires a Lot acknowledges, accepts and assumes the risk of the special benefits and burdens associated with a golf course.* Further, ARC remains concerned that approval of this appeal will set a precedent where all owners along the golf course could erect netting, adversely impacting the visual attributes of scenery throughout Whitney Oaks.

**VI. DESIGN GUIDELINES REWRITE (“Architectural Rules”)**

The completed Architectural Rules (draft dated September 21, 2016) were emailed to Vicky Langer on October 12. If the board approves, the document is ready to mail to homeowners for the 30-day comment period. Vicky is also going to run the document by the Landscape Committee for any input it might have.

**VII. NEXT MEETING DATE – November 16<sup>th</sup>**

Approved.

**VIII. THANKS TO VICKY LANGER**

ARC wishes to acknowledge and thank Vicky Langer for her years of dedicated service to Whitney Oaks HOA. Specifically, ARC appreciates Vicky’s professionalism and diligence in working with ARC, her persistence in bringing enforcement issues to the attention of the committee, her skills in working with homeowners, her knowledge of the many intertwined issues involving Whitney Oaks, and her assistance with rewriting and editing the new Architectural Rules document. ARC will miss Vicky and wishes her our very best as she moves forward with family and work.

**IX. ADJOURNMENT**

The ARC meeting adjourned at 7:45 p.m.

*Prepared by Jim Phelps*