



**WHITNEY OAKS COMMUNITY ASSOCIATION
Architectural Review Committee Meeting
November 16, 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 6:02 p.m. The following ARC members were present / absent:

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

Melissa Bell was present from The Management Trust.
Homeowners present: Fred & Diane Bosley

II. APPROVAL OF MEETING MINUTES – October 19th

The minutes from October 19, 2016 were reviewed and accepted.

III. UNFINISHED BUSINESS

A. 2367 Clubhouse Drive – Tractenberg – Landscaping

Approved.

**Unit/Lot
015/0016**

B. 2843 Hillcrest Road – Ulaner – Landscaping

Approved

005/0251

IV. NEW BUSINESS – PENDING APPLICATIONS

A. 5139 Wedgewood Way – Nesinov – Landscaping

Conditionally approved subject to owner providing quantity, size, and name of plants, as well as color of bark (must be black or brown) to management for distribution to ARC members for vote, via email.

003/0062

- B. 5151 Wedgewood Way – Gregory – Tree Replacement** **003/0068**
Approved.
- C. 2904 Fox Hill Drive – Adamil – Fence Replacement** **007/0580**
Approved. Fence needs to be stained per approved fence stains for Whitney Oaks HOA.
- D. 3013 Fox Hill Drive – Ray – Fence Facing** **007/0599**
Denied. ARC needs a detailed drawing with notes that clearly identify what the owner proposes for this fence.
- E. 3511 Pleasant Creek Drive – Holmes – Shed** **040/1331**
Approved.
- F. 2576 Clubhouse Drive West – Felias – Solar Panels** **020/0240**
Approved.
- G. 2910 Old Oak Tree Way – Silva – Solar Panels** **006/0261**
Approved.
- H. 3520 Black Oak Drive – Wojciak – Solar Panels** **035/1186**
Approved.
- I. 3821 Iron Wheel Court – Phillips – Solar Panels** **023/0995**
Conditionally approved. Owner to submit to management a full set of solar contractor’s installation plans before beginning the work.
- J. 3706 Stone Temple Court – Lee – Solar Panels** **016/0361**
Approved.
- K. 3807 Heather Court – Mooney – Solar Panels** **018/0186**
Approved.
- L. 3781 Black Oak Drive – Harris – Whole Home Exterior Paint** **035/1211**
Approved.
- M. 3270 Black Oak Drive – Peterson – Whole Home Exterior Paint** **034/1134**
Approved.
- N. 2117 Sterling Drive – Muniz – Whole Home Exterior Paint** **044/0020**
Approved. Owner to confirm with management that new paint will match existing colors.
- O. 2533 Clubhouse Drive – Bosley – Garage Door Painting** **018/0209**
Approved color as “Cargo.” Owners’ application originally proposed “Antique Maple,” which is not an approved color.
- P. 2808 Hillcrest Road – Berry – Whole Home Exterior Paint** **006/0287**
Approved.

V. APPEAL UPDATE

A. 2020 Shady Trail Lane -- Dhillon -- Golf Course Netting

022/0408

This item was originally reviewed by ARC during the July 20 meeting. The proposed netting was denied. The Board heard an appeal and, after consideration, denied the owner's request to install netting. Management drove by the house today (November 16) and noticed that a less visible net was installed. This less visible netting was not approved by the Board. Management will send a letter to owner notifying them that the netting needs to be removed immediately.

VI. ARCHITECTURAL RULES REWRITE (FORMERLY KNOW AS DESIGN GUIDELINES)

The Board approved the draft guidelines. The guidelines will be issued to Whitney Oaks homeowners for a 30-day comment period. After the comment period the Board will consider changes, and then adopt the new document.

VII. NEXT MEETING DATE – January 2017

Approved.

VIII. ADJOURNMENT

The ARC meeting adjourned at 6:56 p.m.

Prepared by Jim Phelps