

Hidden Hills Country Club Estates Homeowners Association, Inc.
Architectural Review Committee
May 16, 2007

The Architectural Review Committee for Hidden Hills Country Club Estates HOA, Inc. held its regular monthly meeting this date at the Hidden Hills Country Club, 3901 Monument Road, Jacksonville, Florida.

Call to Order

Chairman Shawn Griffith called the meeting to order at 7:15 p.m.

Roll Call and Proof of Notice

Committee Members Present: Cletia Bowron, Shawn Griffith, and Charles Smith

Homeowners Present: Jennifer and Ivan Prostedny, and Terry Hart

Jan Herren represented The Neighborhood Managers, Inc. (NMI).

Notice of the meeting was posted on the association's website and in the newsletter.

Approval of Minutes of April 18, 2007

The minutes from the April meeting were approved as written.

Owner's Forum/Correspondence

Prostedny, 4105 Shoal Creek Lane East. Mr. and Mrs. Prostedny were present to submit an application for various minor changes to the exterior of the house that will be made in conjunction with required repairs being made by John Wieland Homes: 1) Removal of shutters on the front of the house, 2) Addition of trim bands with quoins around the windows consistent with the trim already installed on the front lower window to the left of the front door, 3) Replace existing single front door with a double door, 4) Stucco and trim to be painted in Accrocete product numbers AC 529 and AC 516. The application was approved as submitted.

Hart, 12617 Mission Hills Circle North. Mr. Hart was present to request a variance of the 10-foot rear setback line in order to accommodate a screen enclosure. The request was denied. Mr. Hart was advised that he could appeal the Committee's decision to the Board of Directors. If the Board denies the request the next step would be to go before the City for a variance. In that event, the Association will oppose the variance at the required hearing.

Old/Unfinished Business

Breen, 4025 Shoal Creek Lane East. The pool and landscaping are not complete. The Committee will continue to monitor the progress.

VanVlerin, 12640 Shoal Creek Lane North. The bulkhead construction is underway and looks good.

Whitehurst, 12276 Muirfield Boulevard North. An application for a brick paver cart path that has already been installed was reviewed and denied because individual cart paths are not allowed. The homeowner will be notified that he can appeal the decision to the Board of Directors.

Whaley, 12852 Isleworth Drive. An application for a waiver to allow a wooden play set to remain at the end of the driveway due to the grade of the rear yard was denied by a vote of two to one (Griffith was opposed). The play set must be relocated or removed.

Rogers, 12661 Shinnecock Court. A response from the homeowner regarding the installation of a satellite dish and the condition of the rear patio was reviewed. The homeowner will be required to submit a letter from the satellite provider to describe the area where the dish can be mounted on the house and still receive an acceptable signal. A timeline of when the rear patio renovations will be completed is also required within five days.

Dana, 12506 Mission Hills Drive South. The location of the fence at the front corner of the house has been put into question. The original application for the fence was reviewed. It was determined that the Committee members would make a site visit to review the location.

Warmanen, 12836 Isleworth Drive. The application for a change in paint color and the addition of stone trim was not submitted in time for the meeting. In that both projects have already been completed the homeowner will be given five days to submit the application, else it will be referred to the Association's attorney. They will also be required to respond with a timeline for completion of the required lawn work.

Zammit, 12851 Muirfield Boulevard South. The homeowners were contacted because the color of the trim appears to be different than the original color. The homeowner responded that the trim color did not change. The Committee feels the color is not acceptable and does not conform to the community; the contrast from the previous color is substantial enough to require a repaint. The homeowner will be required to submit an application and paint samples for review.

Cirillo, 13058 Isleworth Ridge Court. The homeowner has a mulched area that is used for additional parking. The application was submitted after the fact at the request of the Committee, but it was deemed to be incomplete. The plot plan was not included to indicate the location of the parking area, nor were the dimensions included. A site visit will be made to review the area.

Hove, 4012 Turnberry Court. The homeowner was contacted about the color of his chimney, which is painted black. The homeowner responded that the color had not been changed in the several years that he has owned the house. In that the original application for paint is not available, the homeowner will be notified that the black paint on the chimney can remain, but must be changed to match the trim on the rest of the house when the house is repainted.

Ward, 12493 Masters Ridge Court. The homeowner has installed a garage door that is not consistent with others in the neighborhood as well as a striped awning over the door without ARC approval. At the request of the Committee, the homeowner submitted an application after the fact but it was deemed to be incomplete. The homeowner will be required to complete the application and submit photographs of the garage door and awning within five days, else it will be referred to the Association's attorney.

Herren noted that the Board of Directors plans to schedule a closed meeting of the ARC, Board, and legal counsel within the next week to discuss some of the outstanding legal issues.

Adjournment

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager