



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 21, 2022 5:30 PM

Aspen/Vail Room Eastridge Recreation Center

Zoom option

- I. Call to Order –
 - 5:30pm – 5:40pm
 - i. Roll Call

- II. New Business: Review of Residential Improvement Submittals
 - 6345 Forrest Dr. – 2-Story Sunroom
 - 9846 Saybrook – Driveway extension and walkway w/variance
 - 10665 Timberdash – Walkway to accommodate wheelchair variance
 - 1551 Meyerwood – Sportcourt – light needs specific review

- III. Discussion
 - October 5th meeting will update
 - Painting brick

ARCHITECTURAL REVIEW COMMITTEE

Zoom option

<https://us06web.zoom.us/j/83956156858?pwd=OFhqMHMxSINrYldVRUdQUdgrUUdUdz09>

839 5615 6858 Meeting ID
338889 Passcode



HIGHLANDS RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

DATE: September 7, 2022

MEETING MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Jerry Jeter, Committee Vice Chair

Roll call was taken, and a quorum was established.

Member Name	Present	Absent	Excused
Laurie Allred, Chair	✓		
Elizabeth Bryant			✓
Chris Robinson	✓		
Jason Pickett			✓
Tony Perrone	✓		
Jerry Jeter	✓		
Jeff Rohr	✓		
Don McCandless			✓
Mollie Anderson	✓		

Also in attendance:

Jayma Wessling CIS Coordinator

Kristin Charles – Homeowner

Safa Gulshani – Homeowner

Amy Zarecor – Homeowner

Mitch Boss - Homeowner

II. NEW BUSINESS: Architectural Reviews – The Committee Members reviewed the following submittals.

1. 2251 Briargrove Dr – Patio roof cover – second review
 - a. Approved by all
2. 2268 Ashwood Ln – Addition/Remodel
 - a. Approved by all – with railing retained
3. 7047 Chestnut Hill – Ten (10) foot driveway extension variance
 - a. Four (4) in favor, one (1) not in favor of variance resulting in an Approval
Landscape was separated from the driveway
 - b. Not Approved by All – needs more detail and visual interest
4. 9361 Mountain Brush – Ultra sonic repellent
 - a. Not Approved by All – Rule 2.93
5. 5305 Fullerton Cir – Awning
 - a. Not Approved by All
6. 9791 Gatesbury Cir – Concrete walkway variance
 - a. Approved by All

III. RESIDENTIAL IMPROVEMENTS APPOINTMENTS

1. 10116 Astorbrook – Walkway variance
 - a. Approved by all – walkway to replace pad
2. 9787 Burberry Way – Stairwell
 - a. Not approved by All
3. 9479 Painted Canyon – Driveway extension
 - a. Approved by All – take the extension to the walkway maintaining straight line
4. 4600 Lynwood – Retaining wall
 - a. Four (4) in favor, two (2) not in favor resulting in an Approval
 - b. Recommend the County evaluate for any drainage issues

With no further business, the regular meeting adjourned at 7:42 p.m

Laurie Allred, Architectural Review Committee Chair

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, September 21, 2022 5:30PM

Arrowhead Room Southridge Recreation Center Zoom Option

6345 Forrest Dr. – 2-Story Sunroom

No longer considering the artificial turf, or platforms

2-story addition/sunrooms. Materials to match, sits on open space

- 9846 Saybrook – Driveway extension and walkway w/variance

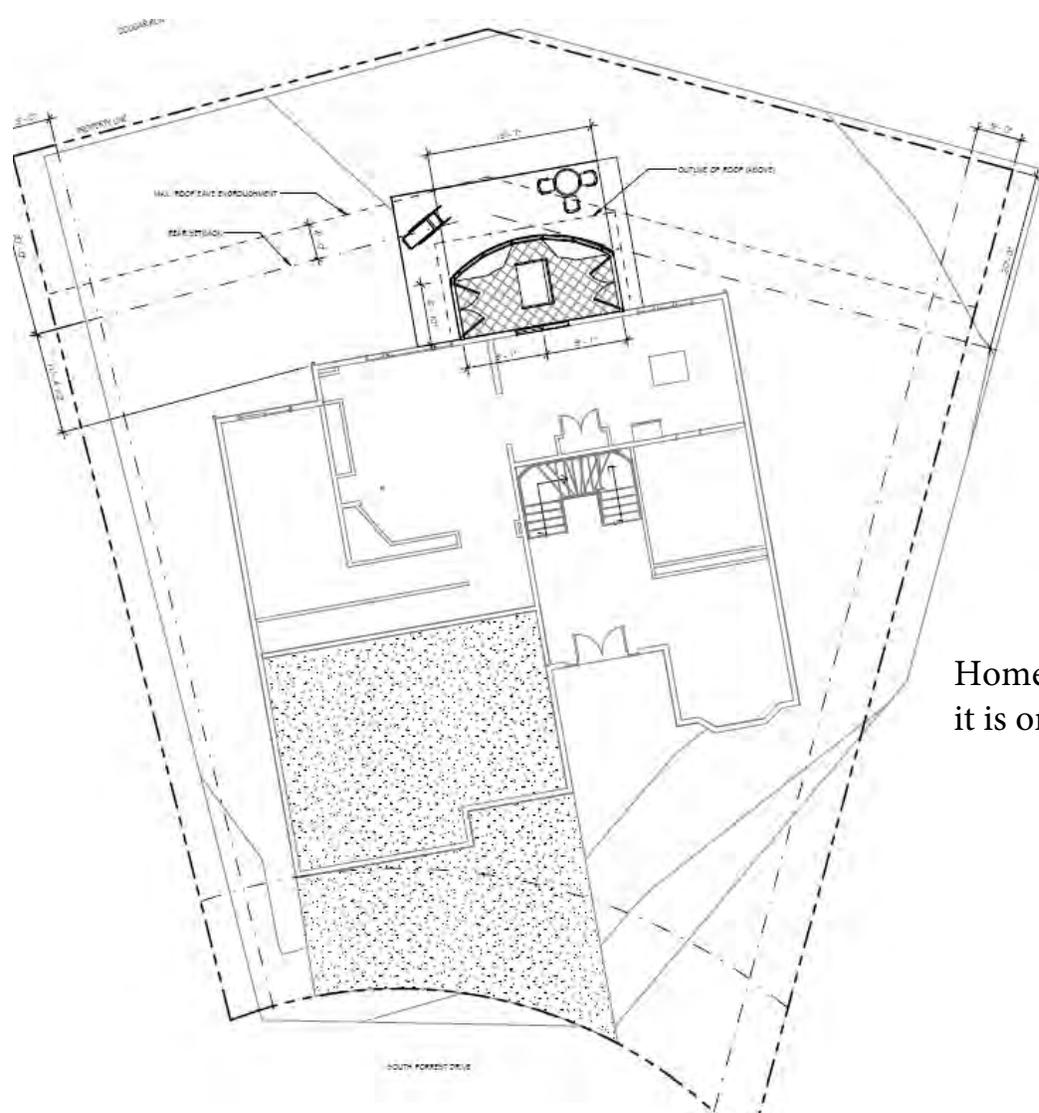
Extension will be correct distance

Walkway is only 6" from lot line

- 10665 Timberdash – Walkway to accommodate wheelchair variance
Backcountry home, I have tried to contact them for their review
The walkway directly connects with the neighbors walkway

- 1551 Meyerwood – Sportcourt – Sport court

Plenty of space in the yard, but the light is ultra bright



Homeowner has reconsidered the turf as it is only allowed in 50% of yard.





White vinyl windows

White vinyl doors

Security railing white wood to match trim

West Elevation

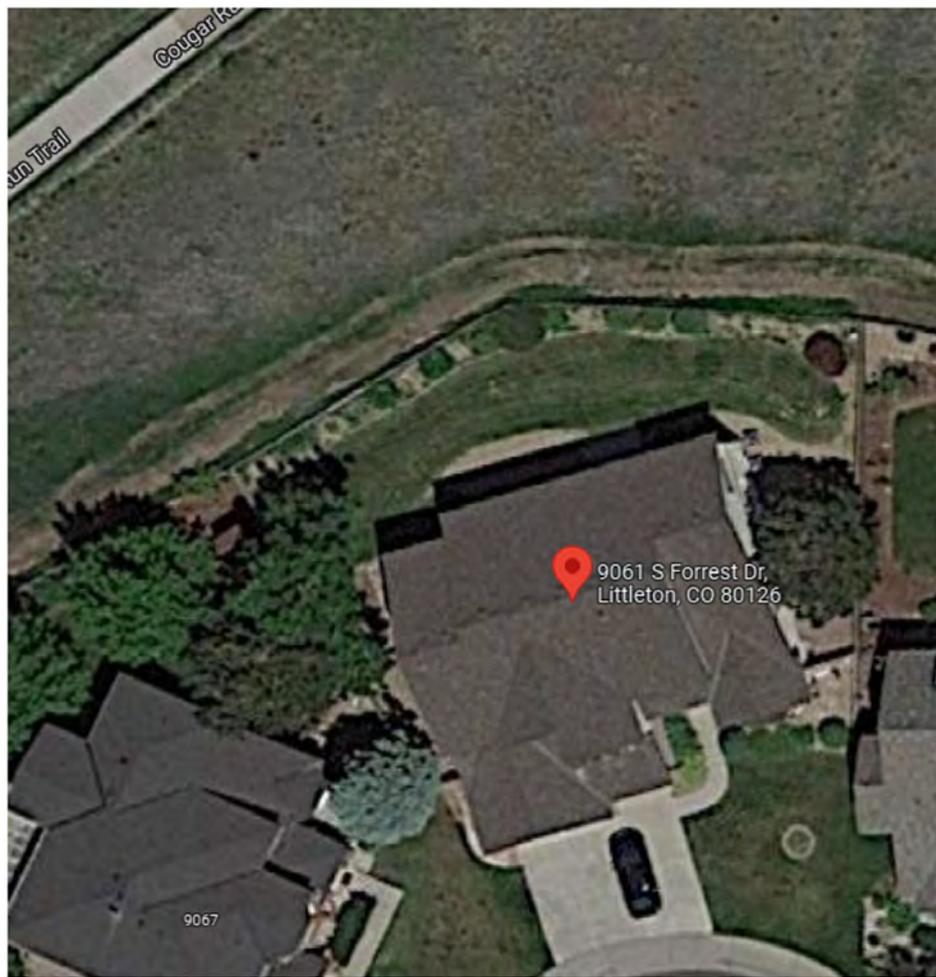
East Elevation



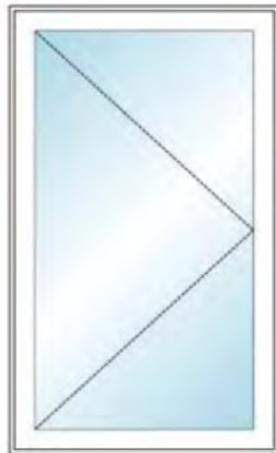
4:12 pitch

MATCHING 4 TRIM TO MATCH EXISTING EXTERIOR HOUSE IN COLOR & FINISH

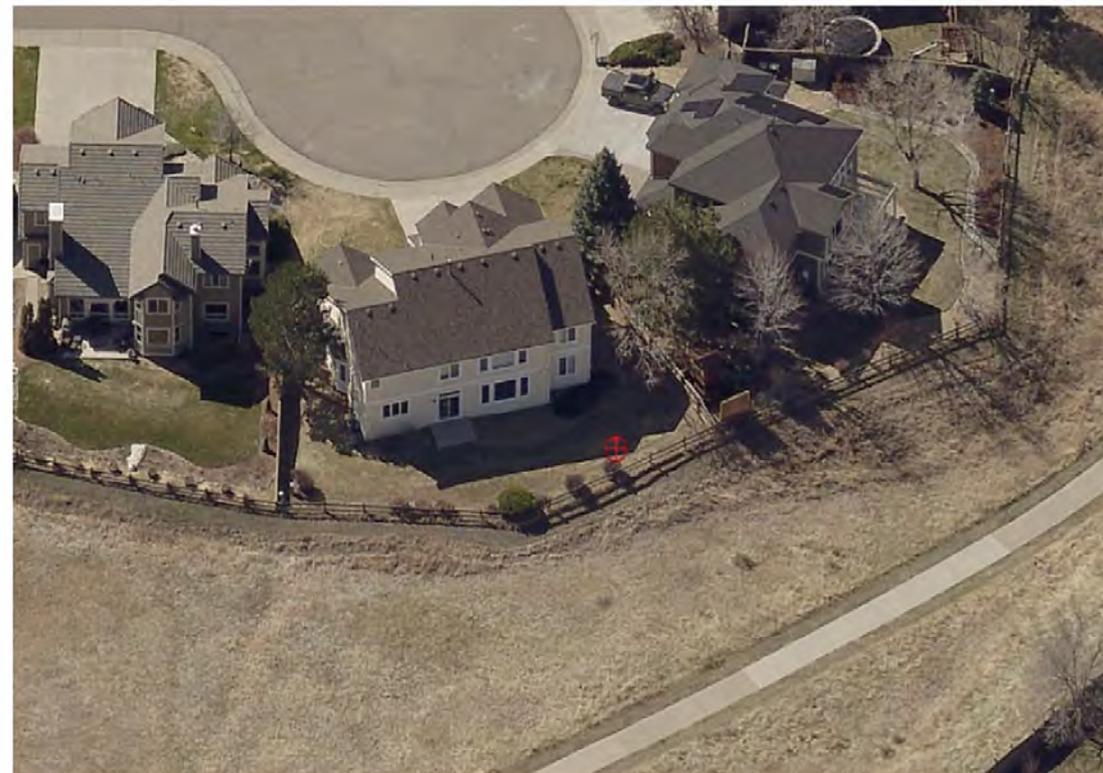
Sunroom will sit on a slab of concrete, materials will match the home and roof



door



window



9/17/22

Haas, Jonathan

From: info@hrcaonline.org
Sent: Sunday, September 4, 2022 7:23 PM
To: Improvements
Subject: Home Improvement Request - Paul Foreman

Project: Paving

General Info

Name Paul Foreman **Phone** 7205463154 **Email** paulforeman02@gmail.com
Address 9846 Saybrook Street, Littleton, CO, 80126
Mailing Address 9846 Saybrook Street Littleton CO 80126

Project Description

300 sq. ft. of concrete paving - paving will be a small walkway to connect back patio to driveway via the side "yard." Side yard is already aggregate (crushed granite). Walkway will extend down the side of the driveway to the sidewalk. This walkway will be attached to the side of the driveway. The concrete will match the existing driveway and back patio concrete. The walkway will be approximately 4' wide for all of the side yard and for the area adjacent to driveway.

Payment Info

Fee 40.00
Credit Card Name Paul Foreman
Transaction ID 43617881331
Auth.net Response This transaction has been approved. (Code: 1)

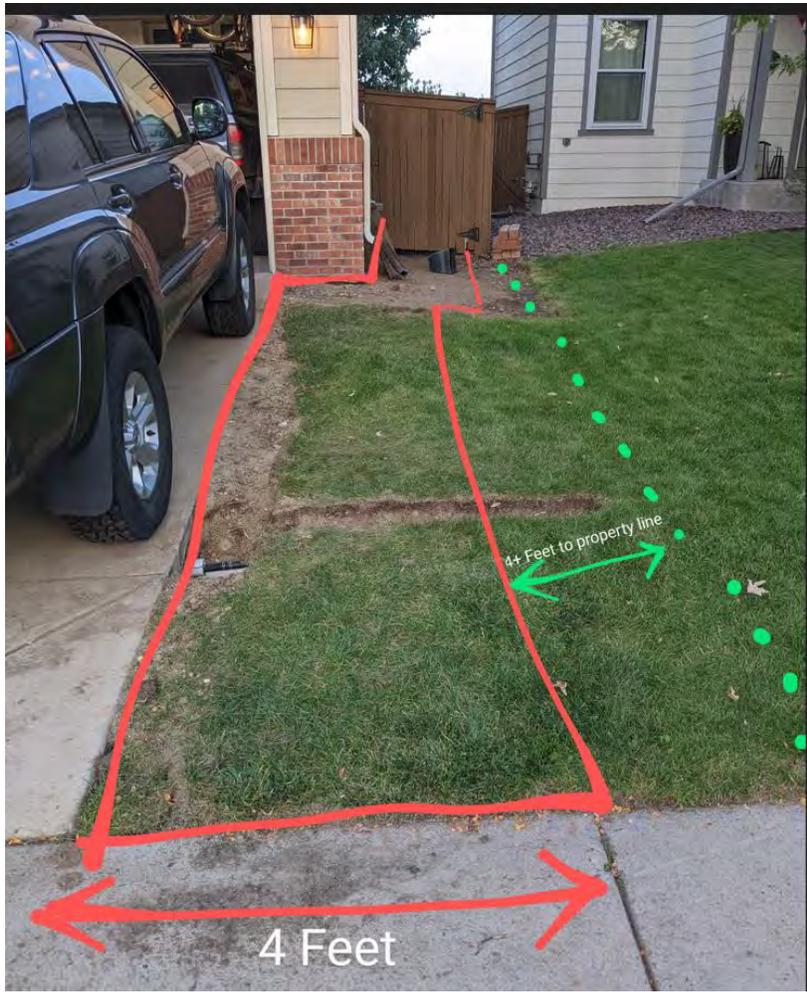
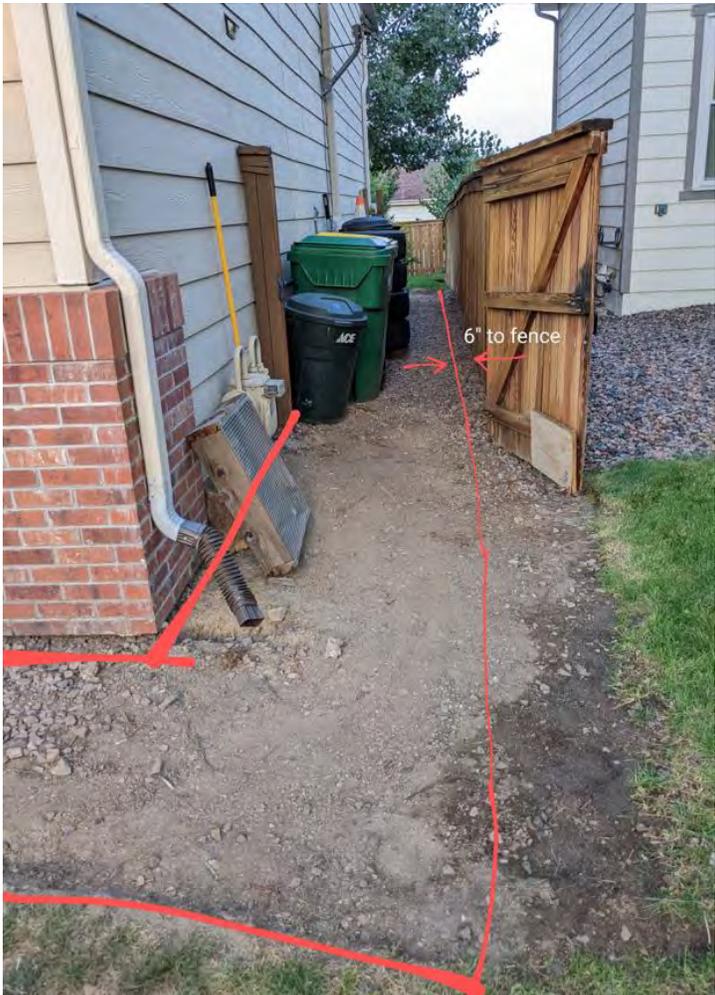
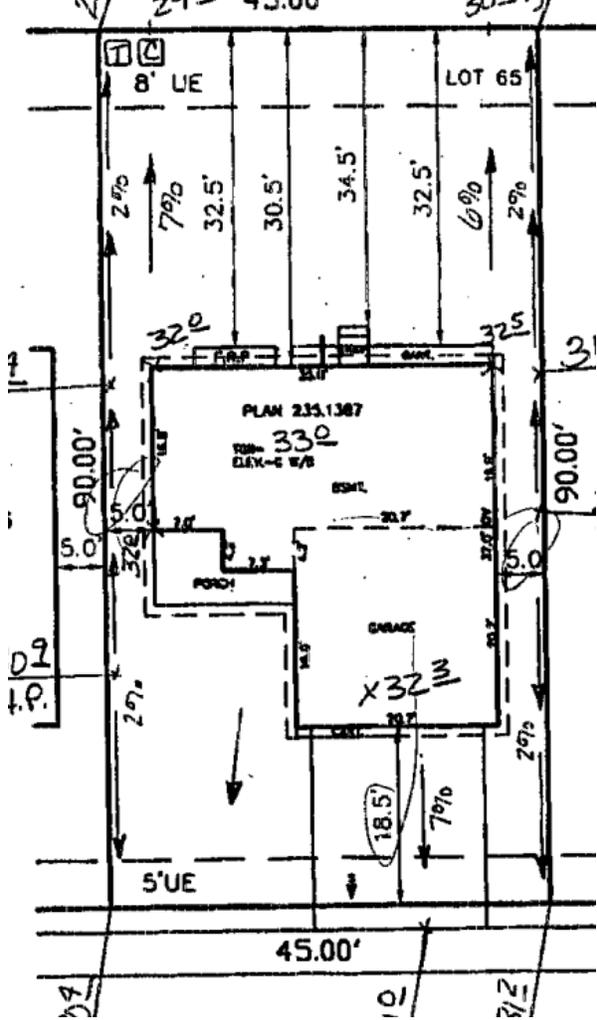
Committee Use Only

Approved **Conditional** **Partial** **Denied**

Notes:

Signature:

Date:



Jayma Wessling

From: info@hrcaonline.org
Sent: Monday, August 22, 2022 1:55 PM
To: Improvements
Subject: Home Improvement Request - Norvel Davis

Project: Concrete Edging, Curbing, Pads, Repair, or Replacement

General Info

Name Norvel Davis **Phone** 3038507103 **Email** plumerianb14@gmail.com
Address 10665 Timberdash Avenue, Highlands Ranch, Colorado, 80126
Mailing Address

Project Description

This project is already build and its for handicap.

Payment Info

Fee 40.00
Credit Card Name Norvel Davis
Transaction ID 43592905096
Auth.net Response This transaction has been approved. (Code: 1)

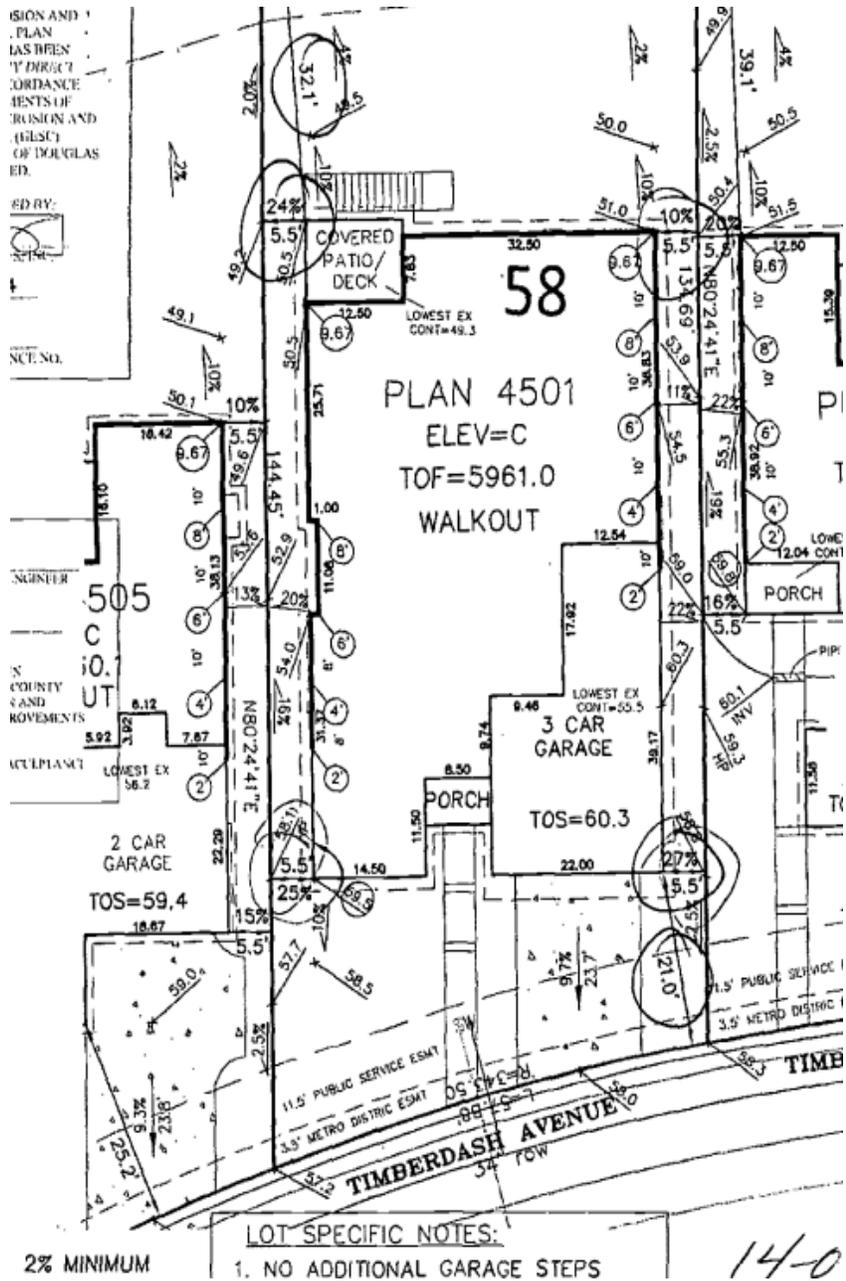
Committee Use Only

Approved **Conditional** **Partial** **Denied**

Notes:

Signature:

Date:



Pictures #1 & 2 – You can see most of the sidewalk in this picture. You can see the original neighbor’s sidewalk on the right and the new addition Norvel put in (lighter concrete) beginning just above the gate and continuing on his side of the fence. Notice how both properties’ are graded to slope towards the center. The second picture is taken from the top looking down and you can again see that both properties slope to the center.



Pictures #3 & 4– Upper portion of the new sidewalk and where it wraps around their existing patio and connects to a 2nd patio



Pictures #5, 6 & 7 – These pictures show a more close up look of the grading on both properties and how they still slope towards the center after the sidewalk was completed. In the center photo, you can see how the neighbor's "old" sidewalk is tilted towards Norvel's property so that water would run off towards the center.



Pictures #8, 9 & 10 - The last thing that Norvel wants to do to complete the walkway is to build a 6" concrete retaining curb between the walkway and his house to keep the soil and rocks from sliding down towards the sidewalk. The first image shows how the curb will run right up next to the sidewalk on his side to keep the dirt up near his house. The 2nd image shows where the curb will start at the end of his backyard patio and run for 30' to just past where he is standing and the sidewalk starts to turn. The 3rd image shows where the curb will end where the sidewalk turns to meet their neighbor's sidewalk.



Jayma Wessling

From: info@hrcaonline.org
Sent: Tuesday, August 30, 2022 12:47 PM
To: Improvements
Subject: Home Improvement Request - Brian Engebretson
Attachments: Engebretson Court.png

Project: Sports Courts and Backyard Basketball Courts

General Info

Name	Brian Engebretson	Phone	303-906-4662	Email	theengebretsons@gmail.com
Address	1551 Meyerwood Ln, Highlands Ranch, Co, 80129				
Mailing Address	1551 Meyerwood Ln Highlands Ranch colorado 80129				

Project Description

Put in a half court cement basketball court. The hoop will be on the N side of the yard. All cement will be inside of the 7' required setbacks. With the watering restrictions and the amount of turf we have in the backyard we feel this will be a great way to save on watering.

Payment Info

Fee	40.00
Credit Card Name	Brian Engebretson
Transaction ID	43606416986
Auth.net Response	This transaction has been approved. (Code: 1)

Committee Use Only

Approved	Conditional	Partial	Denied
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Notes:

Signature:

Date:



12K-LUMEN LED LIGHT

See every play clearly when you light up the court with light measured at over 12,000 lumens bright. LED lighting runs cool and uses 90% less energy than halogen bulbs. No electrician required for assembly. Only an exterior extension cord is needed.