



# HIGHLANDS RANCH

## COMMUNITY ASSOCIATION

### ARCHITECTURAL REVIEW COMMITTEE

Wednesday, March 15, 2023 5:30 PM  
Aspen/Vail Room Eastridge Recreation Center  
Zoom option

- I. Call to Order –
  - 5:30pm – 5:35pm
    - i. Roll Call
    - ii. Minutes
- II. Residential Appointments
  - 6:00pm – 10147 Stephen Pl – Trim paint color
- III. New Business: Review of Residential Improvement Submittals
  - 9425 Princeton Cir – Commercial Vehicle
  - 8966 Green Meadows Ct – Commercial Vehicle
  - 3281 – 3301 Forrest Pl – Wrought Iron Fence
  - 10428 Tracewood Dr – Accessory Building
  - 10744 Chadworth Ln – Landscaping Trellis
  - 9973 Candlewood Ln - Generator
- IV. Discussion –
  - Special meeting to be held on March 29<sup>th</sup> at 5:30 to discuss any revisions to the RIGS
  - Submit volunteer application for Committee

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### ARCHITECTURAL REVIEW COMMITTEE

Zoom option

<https://us06web.zoom.us/j/81792488121?pwd=b0IBZUIXeFJFNEpvNjFKanZvZlovQT09>

Meeting ID 817 9148 8121

Passcode 966375



# HIGHLANDS RANCH COMMUNITY ASSOCIATION

## ARCHITECTURAL REVIEW COMMITTEE

DATE: March 1, 2023

### MEETING MINUTES

#### I. CALL TO ORDER

The meeting was called to order at 7:08 p.m.

- Roll call was taken, and a quorum was established and the Minutes of the February 15, 2023 meeting were approved.

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

Also in attendance:

Lindsay Smith – Legal Counsel  
Jayma Wessling - CIS Coordinator  
Adam Wagner – Homeowner

#### II. LEGAL COUNSEL UPDATE

#### III. RESIDENTIAL APPOINTMENTS:

##### 1. 5528 Abbeywood Cir – Pitch of Addition

- a. The Committee is open to the idea of this addition and requested the homeowner move forward with professional drawings noting that no decisions will be made until there is a complete submittal.

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

##### 1. 8844 Forrest Dr - Fence

- a. The Committee voted three (3) to two (2) to deny the fence proposal as submitted.

##### 2. 9391 Princeton Ln – Swim Spa

- a. The Committee unanimously approved the current request.

##### 3. 9204 Woodland Dr - Fence

- a. The Committee unanimously voted to approve this request.

With no further business, the regular meeting adjourned at 8:42p.m

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Laurie Allred, Architectural Review Committee Chair

**ARCHITECTURAL REVIEW  
COMMITTEE**

**Wednesday, March 15, 2023**

**9425 Princeton Cir – Commercial Vehicle No Sub**

Commercial Vehicle

**8966 Green Meadows Ct - Commercial Vehicle No Sub**

A little bright

**10147 Stephen Pl - Paint No Sub**

Homeowner would like a brighter green on the trim and has not been agreeable to the suggested greens

**3281 - 3301 Forrest Pl - Wrought Iron Fence No Sub**

Neighbors are requesting a 5' wrought iron fence between properties with the gate on one side. Fence became necessary when kids were sledding down the hill between the homes. This fence is commonly seen in this area. Homeowner sent over 10 photos of them, but I was advised to present.

**10428 Tracwood - Accessory Building No Sub**

Current fence is 5', wished to increase to 6' using Trex fencing. Asking to not transition, expensive fencing needs to be ordered specifically for this lot.

**10744 Chadsworth Ln - Trellis Firelight Sub**

Trellis is very well done, the landscaping company is always on point with impeccable work which shows they understand the RIGS however, the trellis is 6" from fence line at 8' tall at the closest point. I can't find a site plan anywhere.

**\*\*9973 Candlewood LN - Generator No Sub UPDATED 3/13**

Generator in the back of the property is fairly small, on a small slab, outside of the easement and backed by existing shrubs as this in near open space





## Haas, Jonathan

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**From:** info@hrcaonline.org  
**Sent:** Tuesday, February 28, 2023 5:33 PM  
**To:** Improvements  
**Subject:** Home Improvement Request - Cameron Cavin

### Project: Commercial Vehicles

#### General Info

**Name** Cameron Cavin      **Phone** 3034379906      **Email** cpscavin@gmail.com

**Address** 8966 Green Meadows Ct, Highlands Ranch, Colorado, 80126

#### Mailing Address

#### Project Description

I am required to have this vehicle to keep my job. I am a site foreman and require this van for work. This vehicle is an essential tool of my career. I was assigned this recently with an understanding that it might be temporary as a different vehicle was destined for me. I put off this request thinking a vehicle swap was eminent. I sincerely apologize for not taking action sooner. I intend to always adhere to the covenants set forth by HRCA. Thank you for the consideration involved.

#### Payment Info

**Fee** 15.00

**Credit Card Name** Patrick Cavin

**Transaction ID** 43968134450

**Auth.net Response** This transaction has been approved. (Code: 1)

#### Committee Use Only

Approved

Conditional

Partial

Denied

#### Notes:

**Signature:**

**Date:**



## Jayma Wessling

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**From:** info@hrcaonline.org  
**Sent:** Wednesday, March 1, 2023 3:46 PM  
**To:** Improvements  
**Subject:** Home Improvement Request - Karen Novak

### Project: Fences - Installation or Repair

#### General Info

**Name** Karen Novak      **Phone** 7193511538      **Email** kpnovak14@gmail.com  
**Address** 3281 E. Forrest Place, Highlands Ranch, Colorado, 80126  
**Mailing Address**

#### Project Description

Fence installation metal fence to match my neighbors Ben and Shusten Johnson.

#### Payment Info

**Fee** 0.00

**Credit Card Name**

**Transaction ID**

**Auth.net Response** (Code: )

#### Committee Use Only

Approved

Conditional

Partial

Denied

**Notes:**

**Signature:**

**Date:**



# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

## SUBMITTAL APPLICATION

\$ 5<sup>00</sup>  
 Terminal CC  Check

**A. GENERAL INFORMATION:** Date: \_\_\_\_\_  
 Homeowner Name: NINA IVANICHVILI  
 Property Address: 1047 Stephen Pl  
 Mailing Address (if different from property): Highlands Ranch, CO 80130  
 Phone Number: 720-990-2536 Email: translate@languagealliance.com

**B. MY REQUEST INVOLVES THE FOLLOWING TYPE OF IMPROVEMENT:** \_\_\_\_\_

**C. DESCRIPTION OF WORK (INCLUDE NATURE, KIND, COLOR, AND LOCATION OF PROPOSED IMPROVEMENT):**  
H.O. wants a green trim. nothing w/black in it  
would like a couple choices  
 -JW

**D. PAINT**  
 1. Are you painting the brick? NO If so, what color? \_\_\_\_\_  
 2. Are the requested colors existing on the home? Yes  No  ← No, it's not what are they?

Brand Name(s)	Color Name		Color Code
Base/Body	<u>NATURAL LINEN</u>		<u>SW 9109</u>
Trim	<u>ALEXANDRITE (green color)</u>		<u>SW 0060</u> <u>X not exterior</u>
Accent #1	<u>EXTRA WHITE</u>		<u>SW 7006</u> <u>in H 12</u>
Accent Location	Front Door	Shutters	Roofline/Fascia Garage Door Other-
Accent #2			
Accent Location	Front Door	Shutters	Roofline/Fascia Garage Door Other-

**E. ROOFING** → TRIM color (green) will go on front door, fascia (area around roofing)

Existing Material				
New Manufacturer				
Product	Asphalt	Shake	Tile	Stone coated steel
Warranty				
Color				

Accent color (white) around windows and front door frame

I understand that I must receive written approval of the Architectural Review Committee in order to proceed. The Architectural Review Committee approval does not constitute approval of the local building or zoning department, drainage design or structural or engineering safety and/or soundness. I understand that I may be required to obtain building or other permits and approvals prior to the commencement of any work. I agree that my failure to obtain required building or other permits and approvals will result in the withdrawal of the Architectural Review Committee's approval.

I further agree not to alter existing drainage patterns on the Lot without the express approval in writing by the Architectural Review Committee. Upon completion of my improvement, I hereby authorize the Architectural Review Committee or its delegate to enter onto my property for exterior inspection at a mutually agreed upon time, if requested. I agree that my refusal to allow inspection may result in the withdrawal of the approval.

→ Suggest trim SW 2809 Rookwood Shutter Green



Colors provided to resident: Pewter Green 6208, Evergreen Fog 9130, Rosemary 6187, Pinot Greenio Kwal matched, Green Earth 7748, Dried Thyme 6186, Clary Sage 6178, Shade Grown 6188

Google Maps 10147 Stephen Pl

Highlands Ranch, Colorado

Google Street View

Sep 2007



Image capture: Sep 2007 © 2023 Google



10147 Stephen Pl

All

Street View & 360°

## Jayma Wessling

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**From:** info@hrcaonline.org  
**Sent:** Saturday, February 18, 2023 3:44 PM  
**To:** Improvements  
**Subject:** Home Improvement Request - Shusten Johnson  
**Attachments:** image-629714489.jpg; image-1823902241.jpg

### Project: Fences - Installation or Repair

#### General Info

**Name** Shusten Johnson      **Phone** 720-648-6443      **Email** Shustenjohanson@gmail.com  
**Address** 3301 Forrest Place, Highlands Ranch, Colorado, 80126

#### Mailing Address

#### Project Description

Front of 3301 Forrest place. From neighbor house to our house 5' fence metal black no ornamental designs with 3' gate for backyard access will be on the west side of house. Neighbor is aware and we are both doing this together, not sure if she needs to submit as well, please advise

#### Payment Info

**Fee** 0.00

#### Credit Card Name

#### Transaction ID

**Auth.net Response** (Code: )

#### Committee Use Only

Approved

Conditional

Partial

Denied

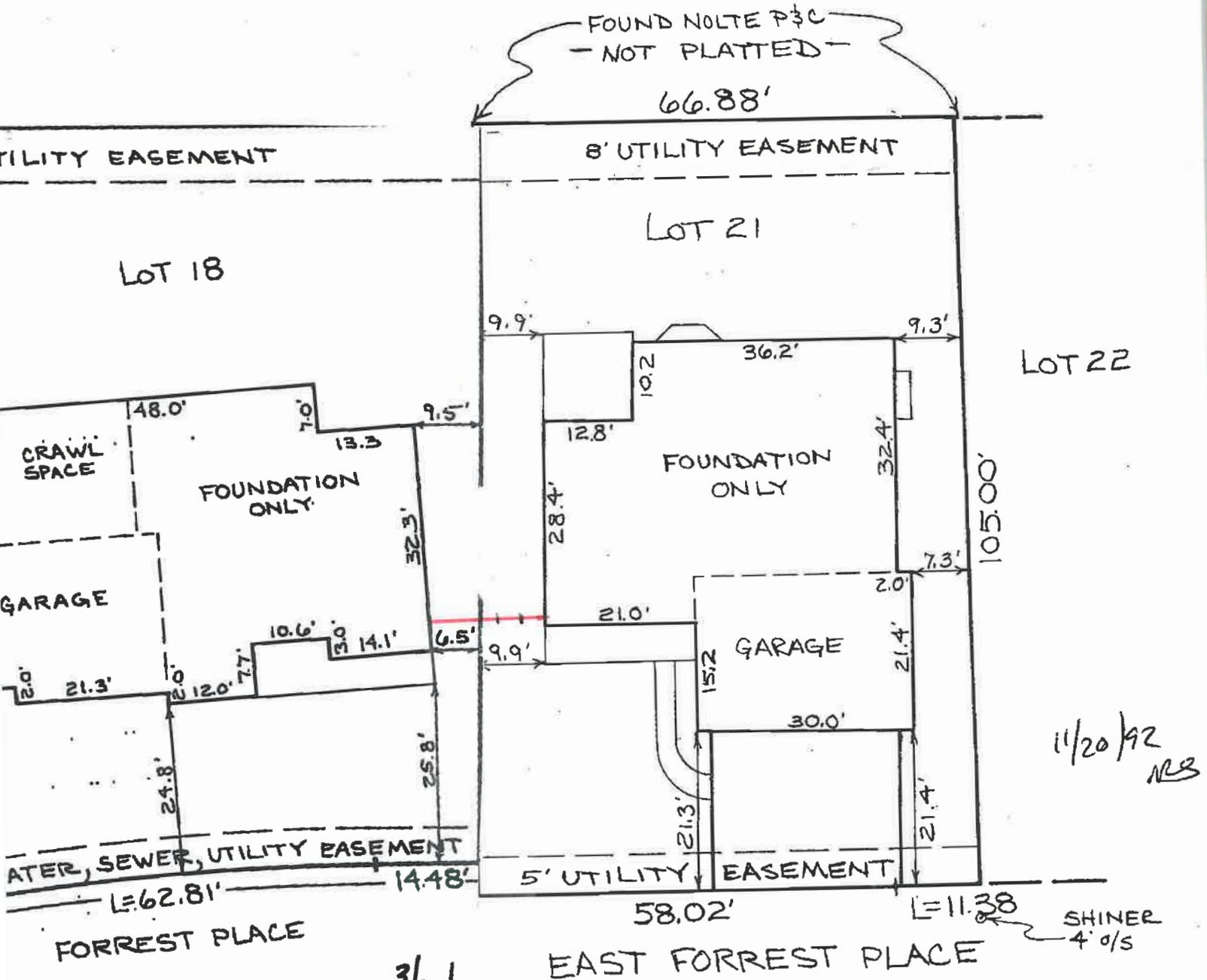
#### Notes:

Signature:

Date:

LOT 21 HIGHLANDS RANCH FILING NO.100-A  
COUNTY OF DOUGLAS, STATE OF COLORADO.

3301 EAST FORREST PLACE

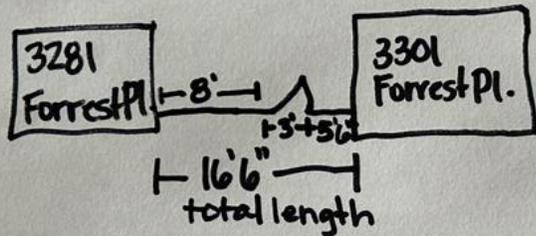
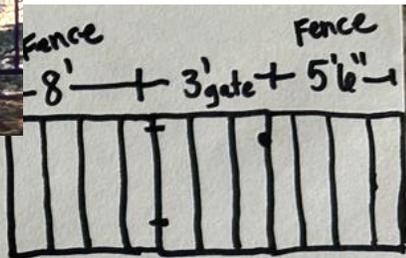


NOTE:

THAT ON 2-15-93 A SURVEY WAS MADE TO LOCATE THE IMPROVEMENTS WERE FOUND TO BE LOCATED ENTIRELY WITHIN THE LINES OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT. DIMENSIONS OF ALL BUILDING, IMPROVEMENTS, EASEMENTS AND ENCROACHMENTS BY OR ON THE PROPERTY ACCURATELY SHOWN. CORNER MONUMENTS WERE SET, OR FOUND AND

SURVEY:

THAT ON 11-10-92 A SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THE IMPROVEMENTS WERE FOUND TO BE LOCATED ENTIRELY WITHIN THE LINES OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT. DIMENSIONS OF ALL BUILDING, IMPROVEMENTS, EASEMENTS AND ENCROACHMENTS BY OR ON THE PROPERTY ACCURATELY SHOWN. CORNER MONUMENTS WERE SET, OR FOUND AND

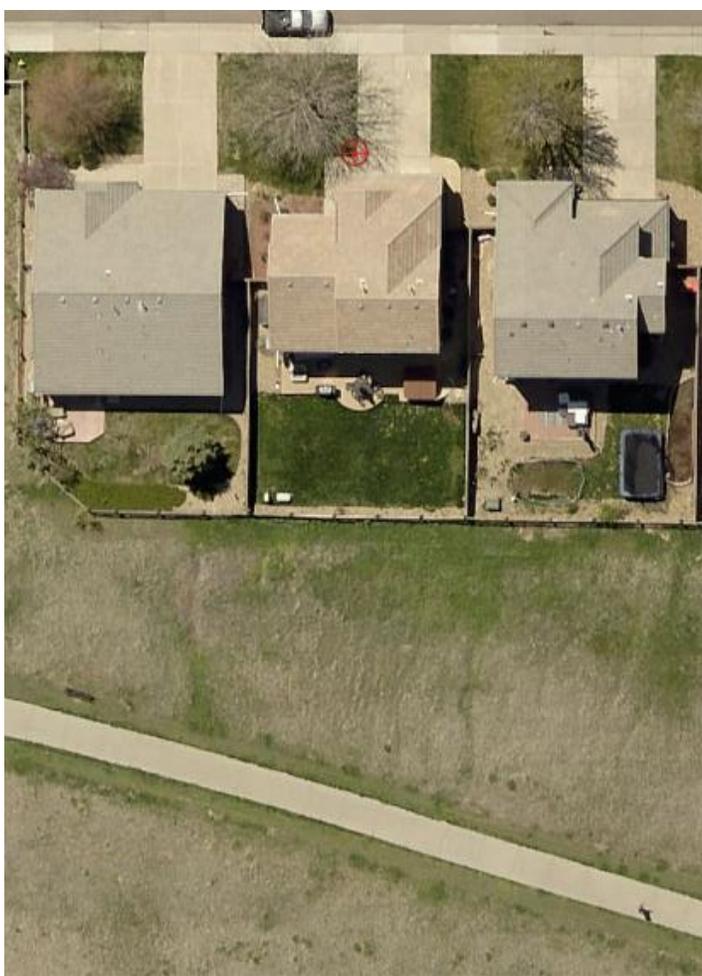
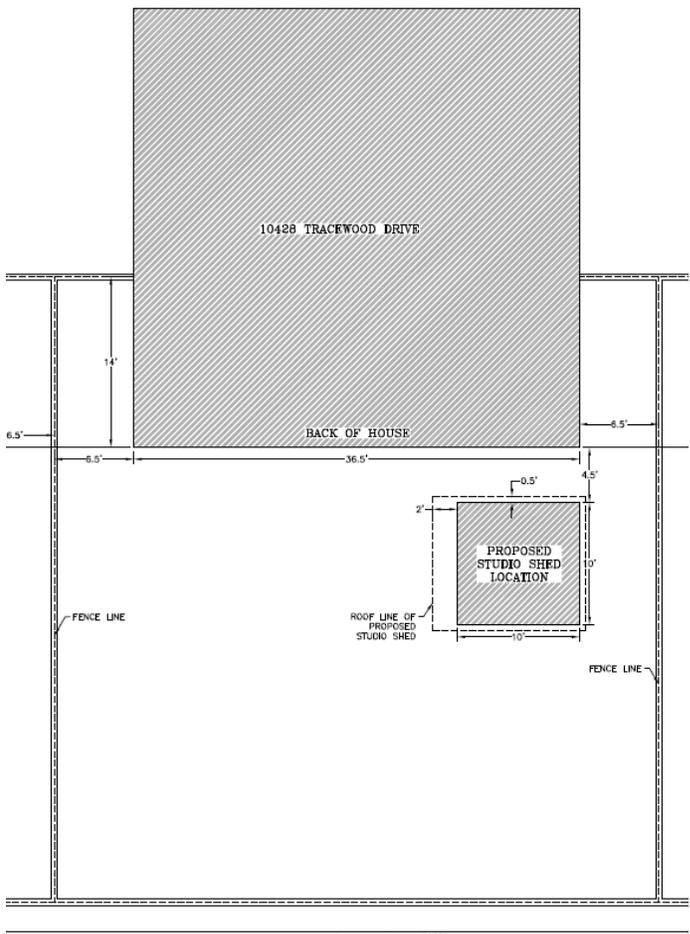


3281 = 8' long which is from house to property line

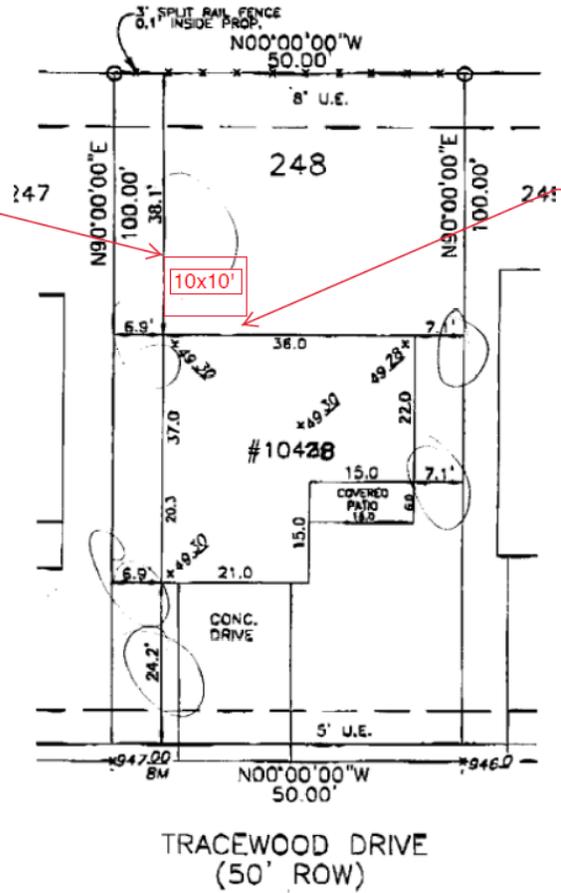
3301 = 3' Gate starting at property line then 5'6" fence to house

Gate to be same material as fence. See photo of material.  
 Fence height is 5'

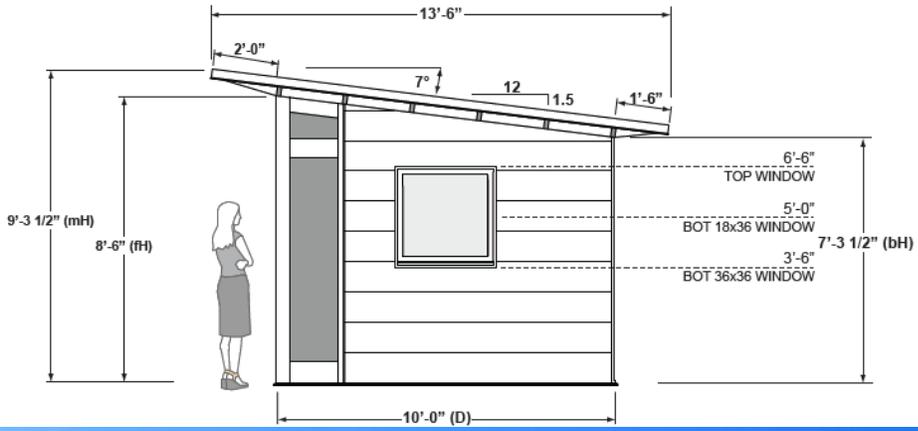
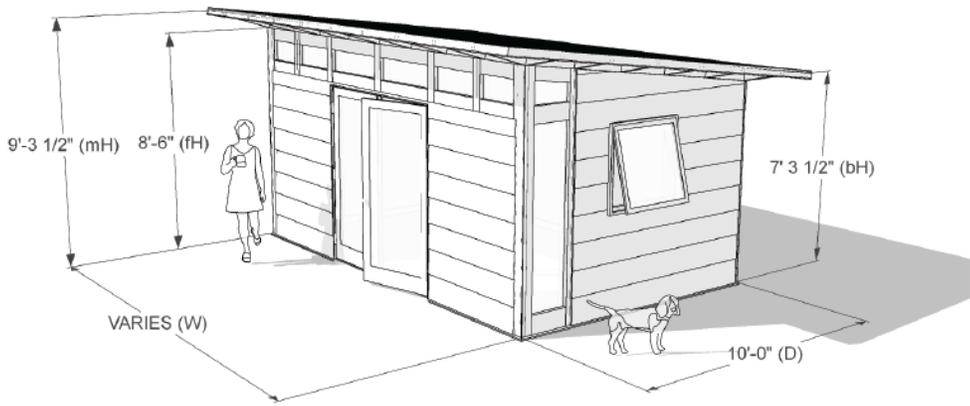




proposed shed/  
office location



The 10x10' shed/office would be placed 4.5' from the back of the house (see Attached "Studio Shed General Layout"). There is buried electrical going to the hot tub that is in the current location. The underground electrical is shown on the above drawing.





## Jayma Wessling

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**From:** info@hrcaonline.org  
**Sent:** Tuesday, February 28, 2023 9:40 AM  
**To:** Improvements  
**Subject:** Home Improvement Request - Cori Faro  
**Attachments:** Faro4-dimensionsHOA-18x24.pdf; Faro Before Pics.pdf; Faro Sample Material Images.pdf

### Project: Landscape Installation

#### General Info

**Name** Cori Faro      **Phone** 925-915-9577      **Email** office@outsidedreams.com  
**Address** 10744 Chadsworth Lane, Highlands Ranch, Colorado, 80126  
**Mailing Address**

#### Project Description

Proposed landscaping improvements will include installation of the following: > paver areas using interlocking pavers (Basalite Artisan Slate in the Positano color) > cedar trellis > Colorado Bluegrass Sod, shredded cedar mulch, 2-4" color cobble, river rock (reuse existing), low-voltage lighting, granite boulders, & plantings (as specified on design) The attached documents include: the design with dimensions, before pics of the areas we're working on, & sample material images

#### Payment Info

**Fee** 40.00  
**Credit Card Name** Amy Kruse  
**Transaction ID** 43966997950  
**Auth.net Response** This transaction has been approved. (Code: 1)

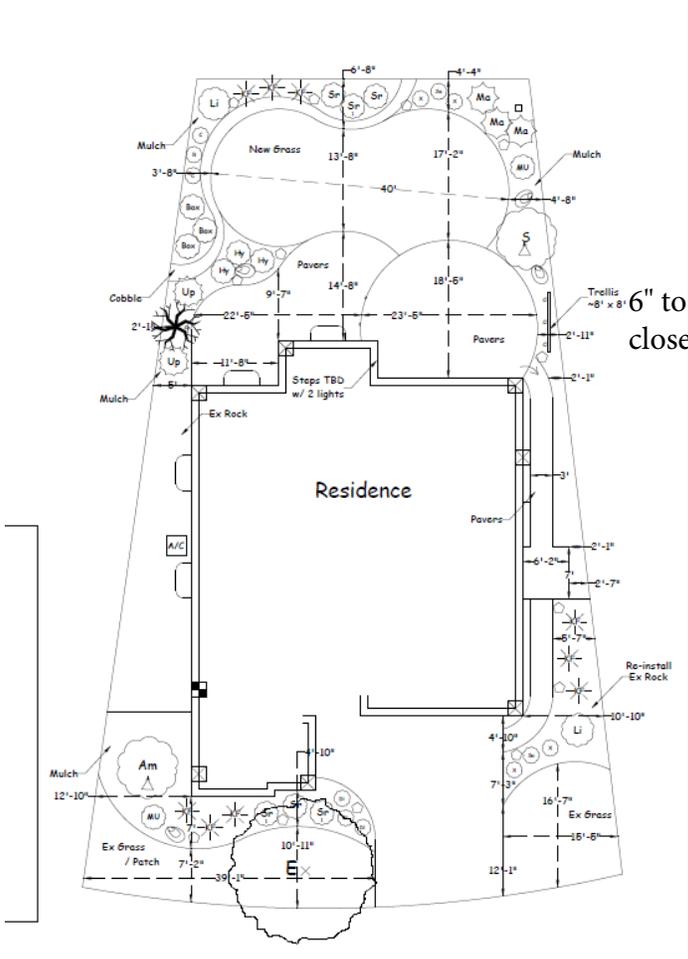
#### Committee Use Only

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

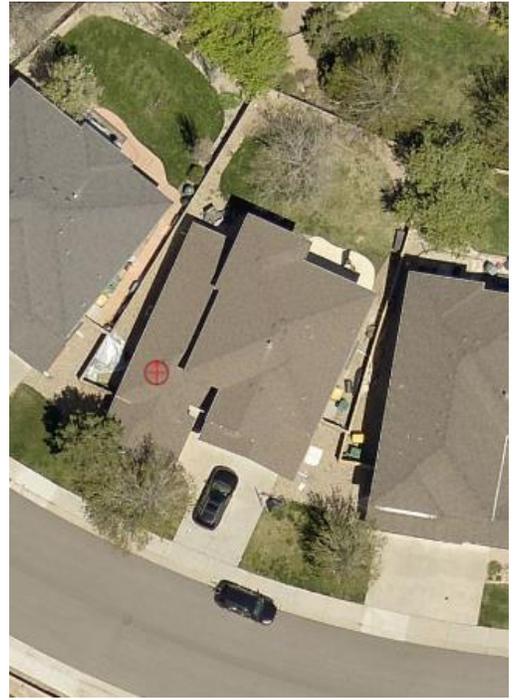
#### Notes:

**Signature:**

**Date:**



6" to the fence at its closest point



Cedar Trellis

**Haas, Jonathan**

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**From:** info@hrcaonline.org  
**Sent:** Wednesday, March 1, 2023 11:21 AM  
**To:** Improvements  
**Subject:** Home Improvement Request - Amanda Sorensen

**Project: Air Conditioning Equipment**

**General Info**

**Name** Amanda Sorensen      **Phone** 419-706-7606      **Email** dstang@palazzoelectric.com  
**Address** 9973 Candlewood In, Highlands Ranch, Colorado, 80126  
**Mailing Address**

**Project Description**

Add 20kw generator to home. Please see attached location and spec sheets.

**Payment Info**

**Fee** 15.00  
**Credit Card Name** Douglas Stang  
**Transaction ID** 43969945851  
**Auth.net Response** This transaction has been approved. (Code: 1)

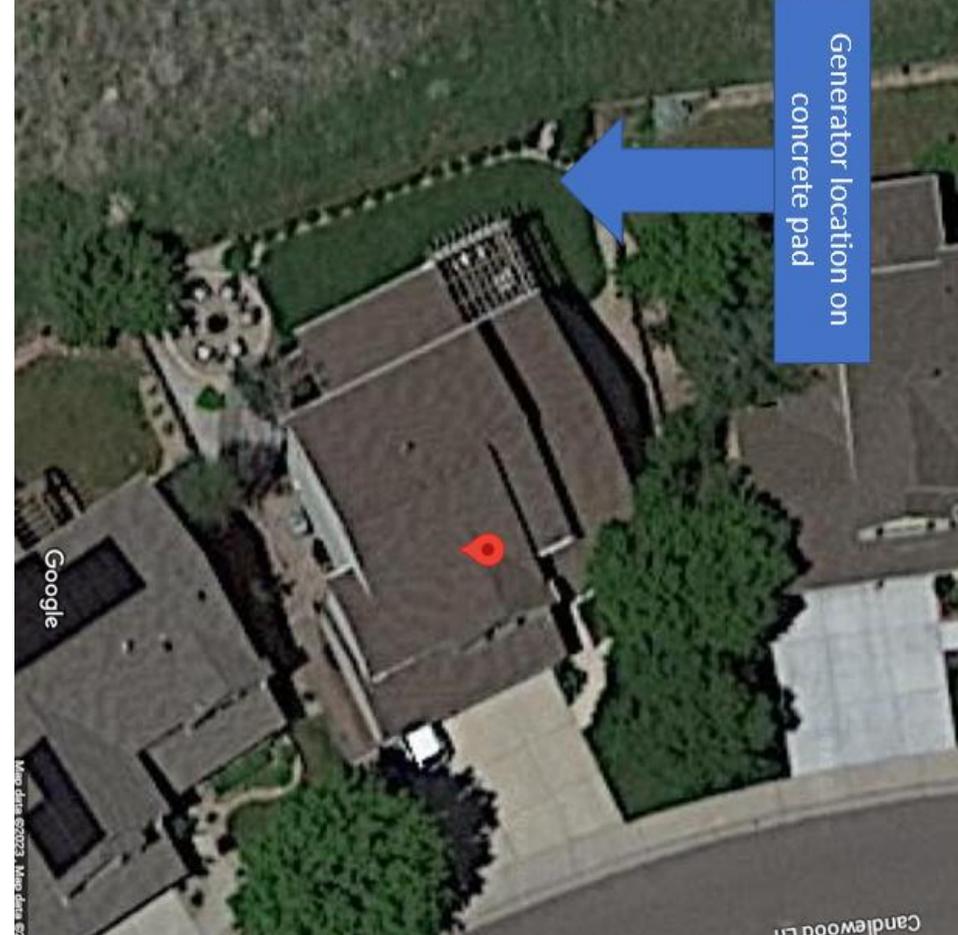
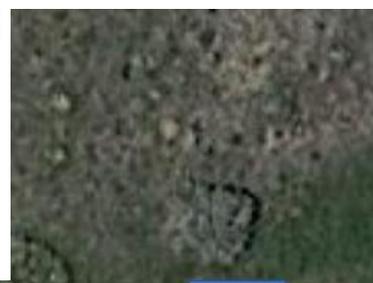
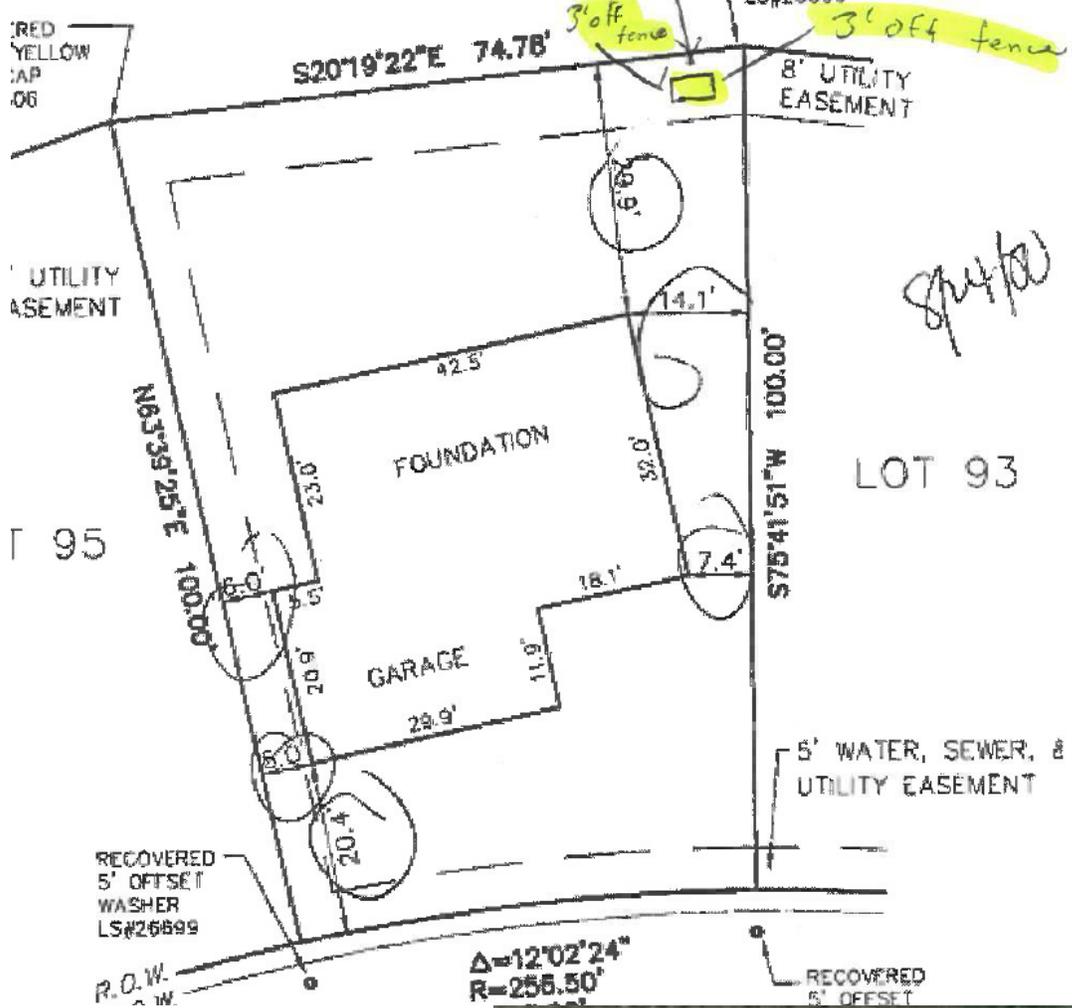
**Committee Use Only**

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

**Notes:**

**Signature:** *Need site plan w/dist. to lot lines*      **Date:**

# TRACT D



Generator location on concrete pad



Generator location

Evergreen screening around generator

**KOHLER.**

**ISO 9001**  
**KOHLER.**  
 NATIONALLY REGISTERED



**The Kohler® Advantage**

- **High Quality Power**  
 Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.

m (ft.)	281,000 Btu/hr.	340,000 Btu/hr.
8 (25)	1	3/4
15 (50)	1	1
30 (100)	1 1/4	1
46 (150)	1 1/4	1 1/4
61 (200)	1 1/4	1 1/4

**Generator Set Sound Data**

Model 20RCA 8 point logarithmic average sound levels are 66 dB(A) during weekly engine exercise and 70 dB(A) during full-speed generator diagnostics and normal operation.\*

All sound levels are measured at 7 meters with no load.

\* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

**RDC2 Controller**



**Generator Set Dimensions and Weights**

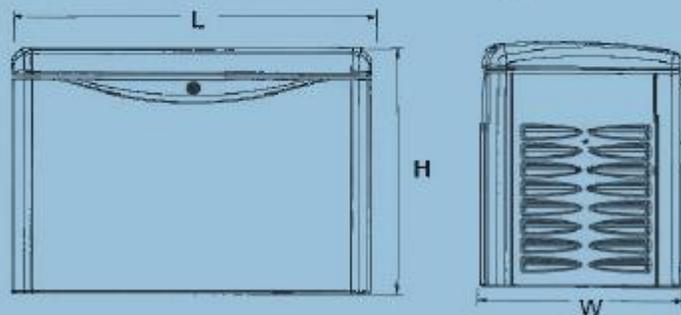
Generator Set Size, L x W x H:

1193 x 660 x 820 mm  
 (47 x 26.0 x 32.3 in.)

Shipping Weights:

20RCA Generator Set:  
 20RCAL with 100 A RXT ATS w/LC  
 20RCAL with 200 A RXT SE ATS:

252 kg (555 lb.)  
 277 kg (611 lbs.)  
 272 kg (600 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning.