

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, April 11, 2024

April 11, 2024, Thursday, at 5:30 pm, conducted in person only.

Members participating: Alan Watters, chairperson; Ken Luttrell; Paul Serafimidis, Allen Davenport.

Members absent: Lee Blachowicz (on leave).

Also present: Markus Dascher, Board Liaison; Edward Condon and Norman Lorenz

Meeting was convened at 5:35 pm.

A. Introductions.

B.1. Homeowner requests not voted on: none.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted.) (All votes unanimous unless otherwise noted).

1. **1396 Commons Drive** – Patio hardscape replacement is requested in this 7000F model. The original aggregate concrete patio is to be replaced with pavers in Antiqued Flat Top style in Gray Charcoal Tan color laid in a herringbone pattern utilizing the Permalast Layered Install System which is comprised of four layers. The contractor is to be System Pavers of Santa Ana. Within the backyard the pavers comprising the walkway will extend to the backyard gate. As for drainage, the contractor states in the diagram that the paving system will provide a 2% grade to the west, to the direction of the alley and common areas. Also requested was the installation of a buried downspout extension running south under the fence, perpendicular to the exterior wall and the fence, emerging into the common area. However, the recommendation of the Grounds Committee, following consultation, is not to allow such a straight buried downspout extension because there is not a suitable location for the drain to emerge in the area. The homeowner withdrew this downspout extension request from this application. Voting occurred at the March 22, 2024 meeting. **Approval Recommended.**
2. **814 Elmhurst Circle** – Replacement of patio hardscape in both the small, rear and the entrance patios for this 2300 model. Trees stumps and old concrete will be removed, and new concrete laid. The contract states that all new concrete will slope away from the house at 1% to 2% slope. The entrance patio will have the concrete sloped so that rainwater is directed out to the sides towards the common areas and not directly toward the neighboring house, 812 Elmhurst. The contractor is to be Sanders Concrete Construction. Voting conducted by email. **Approval Recommended.**
3. **302 Elmhurst Circle** – Windows replacement is requested in this 5500A model for only two windows to correct two replacement windows that have failed. In July, 2013, the ARC recommended approval for replacing all windows and patio

glass doors with the American Craftsman brand installed by Luxem. Now the external finish on the two upstairs windows in the master bedroom (rear façade) has failed and faded and the windows will not close nor lock.

Our windows criteria call for the same brand and model of replacement window to be used, when feasible. However, the American Craftsman brand is no longer available.

This situation has occurred before: In August, 2021 there was an application at 2304 American River Drive to combine replaced American Craftsman windows with new second-story replacement windows using Simonton DaylightMax dual-paned windows in the “Bronze” exterior color. The contractor was to be C.E.C.S. with Gary Lee.

For this 302 Elmhurst application, as stated above, only two sliding windows are to be replaced with Simonton Daylight Max windows, with the exterior color being Simonton’s “Bronze” via a retrofit installation. The two windows are the second-story master bedroom windows that face the patio. The configuration of the windows is not to change. These windows have limited visibility from the common area. The contractor is to be C.E.C.S. with Gary Lee. Mr. Lee has stated that the Simonton windows are an acceptable “match” with the existing American Craftsman brand windows in the rest of the residence. **Approval Recommended.**

4. **1425 Commons Drive** – Install new patio hardscape in this 5500A model. Requested is the removal of the existing brick patio and construction of 460 sq. ft. of new patio and walkway, consisting of laid concrete with rebar. The new patio will achieve the required 1 to 2 % slope to drain rainwater toward the alley and common area. There are currently two downspouts in the patio area that feed into drains that feed buried extensions that flow and empty into a single outlet the common area outside the backyard gate. These buried extensions are expected to remain in place. The contractor is to be David Morris Concrete Construction, of Rocklin. Voting occurred via email. **Approval Recommended.**

5. **1071 Vanderbilt Way** – In this 7000F model, requested is the installation of a pair of casement windows and a half wall below to replace a pair of French doors in the kitchen. These windows have limited visibility from the common area. Only the top few inches of these windows are visible over the top of the backyard fence from the common area. The reasons for the choice of casement windows, normally prohibited, are first to match existing casement windows in the dining room that also face the backyard, and second, that the outward-opening casement windows will have the same appearance and configuration as do the existing outward-opening French doors. The product used is to be Simonton Daylight Max windows, with the exterior color being Simonton’s “Bronze” via a retrofit installation. The contractor is to be C.E.C.S. with Gary Lee. The homeowners have been made aware that Nepenthe is no longer using T1-11 for siding but DuraTemp, and Nepenthe has a sufficient source. **Approval Recommended.**

6. **1333 Commons Drive** – HVAC replacement in this 2300 model. An American Standard split hybrid dual fuel (heat pump and furnace and coil) system is to be installed, consisting of a Gold 16 2-stage heat pump, indoor cooling coil, and variable speed 80% gas furnace. The outdoor compressor will be placed in the same location as the previous one, and no new wiring or refrigerant lines are called for. Voting occurred via email on April 17-19. **Approval Recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals: none.

B.2.B. Homeowner Requests Not Recommended for Approval: none.

C. Old Business: none.

D. New Business:

The updates to the HVAC Questionnaire and the criteria for Security Cameras were incorporated into the new “Rules” and submitted to the Board.

E. Estoppel Inspections: Several have been performed.

F. Notices of Completion: Several were signed.

Meeting was adjourned at 5:55 pm.

Respectfully submitted, Alan Watters, A.R.C. chair