

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
June 5, 2024
4:30 P.M.

Meeting began at 4:30 pm.

Members present: Alan Watters, Allen Davenport, Paul Serafimidis.

Also present: Ricardo Pineda, Board Liaison.

A. Introductions: Introduction and welcome of new Board Liaison.

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

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

1. **1077 Vanderbilt Way -- Patio hardscape replacement:** In this 5000 model, the original aggregate concrete patio was to be replaced with new poured, stamped concrete hardscape. Installed on May 26, 2025. The homeowner has noted in a supplement that the correct 2% surface slope of the hardscape was to be maintained. Four downspouts received buried extensions that tie together and drain under the backyard fence, emptying into a mulched common area on the alley, which is acceptable. The contractor was to be Tomas Gonzalez of Tomas' Concrete. Voting was conducted by email with two votes in favor and one vote not to approve by June 10, 2025. **Approval Recommended.**

2. **1003 Dunbarton Circle -- Patio hardscape installation** in this 5500 model: Requested is permission to add additional flagstone hardscape. The original aggregate concrete patio slabs will remain unchanged. An irregular row or "path" of flagstones is current placed just north of the patio. More flagstones will be set in a sand bedding layer secured with resin-based joint stabilizer. The plan is to place another section of non-touching flagstones north of the current row, so that it will fill the area between the existing flagstones and the yard's border, the south exterior wall of 1001 Dunbarton (refer to contractor's diagram in application). The flagstones will have 18" of space between them and the wall to the north and section of fence to the west. There may be two moveable planters in the NW corner of this area, but as they are moveable, they will not interfere with future siding maintenance. Because the flagstones will not be touching and will have a sand bedding layer in between them, water will be able to drain immediately into the earth. This soil area is slightly raised, compared to that of the height of the patio, so rain runoff already drains towards this lower area concrete patio and walkway to the gate and then runs out under the gate and fence to the common area adjacent to the alley. Additionally, there is a drain currently next to the edge of the patio to help drain water

away. The contractor believes this existing drainage method will be adequate. The contractor is to be SD Professional Landscape. Voting was conducted by email with all members in favor by June 10, 2025. **Approval Recommended.**

3. **804 Elmhurst Circle -- Patio hardscape installation** in this 5500A model: Requested are a new area of concrete patio and buried drain extensions and drains. Part of the goal is to remedy this backyard's existing drainage problem, where water pools along the south and west garage wall foundations. Also, the existing buried downspout extension on the south façade needs either to be cleaned out or replaced. The original aggregate concrete patio slabs will remain. An open area between the aggregate slab and the den exterior wall, and joints between these slabs were filled with brick; the brick will be removed and replaced with concrete. A new concrete slab will be built in the SE corner of the backyard on top of what was planted soil. The new slab will slope 2% to the east toward the fence and alley beyond it and will have a brushed finish. The new slab will have about 18" of clearance between it and the south and east fences, with these areas left open for planting. Two French drains with catch basins will be installed on the south and west wall of the garage and will have buried connecting drains; this will remedy the standing water in these areas. Buried downspout extensions and new drain lines will tie together to carry rainwater eastward, running underground on the south side of the sidewalk, to the common area where the drain will emerge among planted bushes along the alley. The contractor is to be Tony Dominguez of AD Landscape, Inc. Voting was conducted by email with all members in favor by June 12, 2025. **Approval Recommended.**
4. **804 Elmhurst Circle -- Shade Structure.** Requested is a shade sail that will hang horizontally between the exterior walls of the dining room and the garage. The sail is to be a Colourtree 14' x 18' Beige Rectangle Sun Shade Sail (available from Home Depot) with 190 GSM polyethylene fabric, which is water permeable so that rainwater will not collect in this sail. The bolts will go into the wooden trim pieces or siding-covered structural members and will be sealed against moisture. The sail will be taken down in the rainy season. The homeowner is to select a contractor. Voting was conducted by email with all members in favor by June 16, 2025. **Approval Recommended.**
5. **1170 Vanderbilt Way -- Shade sail,** already installed, in this 3000 model. A violation was recorded: A sunshade sail of size 18' x 18' was installed so that its upper end was mounted onto the second story of the rear façade. The owner has stated that this shade is temporary and hence is removeable; moreover, her handyman will remount the attachment points on the rear façade to just under the flashing plate line and above the kitchen and bedroom windows; the other end of the sail, to the west, will remain mounted to either side of the garage below its roof. The product is a Tang Waterproof outdoor canopy UV-block shade cloth with curved edge, of polyester material, in color beige (as available from Amazon.com). Voting was conducted by email with all members in favor by June 10, 2025. **Approval Recommended with Conditions: that the east end**

affixed to the residence will have the attachment bolts relocated as described and that the four bolts in use and the two remaining holes will be sealed against water intrusion.

B.2.A. Homeowner Requests Approved via Emergency Approvals:

- 6. 2 Adelphi Court – HVAC system replacement.** Emergency replacement of the HVAC system is requested for this 1776 model. Installed will be a Goodman 3.5-Ton, 14.3 SEER Heat Pump Condenser split-installation heat pump and an air handler, along with the replacement of other system components. The outdoor heat pump condenser is to remain in the same location. No new refrigerant line set piping is needed, nor does any new wiring need be run from attic to ground. The contractor is to be SV Construction. A City permit is required. All committee members voted yes by June 11, 2025. **Emergency Approval granted June 11, 2025.**
- 7. 1371 Commons Drive -- HVAC system replacement.** Emergency replacement of the HVAC system is requested for this 5500 model. Installed will be a Goodman 4-Ton, 14 SEER Condenser and a Goodman furnace, along with the replacement of other system components. The outdoor condenser is to remain in the same location. No new refrigerant line set piping is needed, nor does any new wiring need be run from attic to ground. The contractor is to be LJ Heating and Air Conditioning, Inc. A City permit is required. All committee members voted yes by June 12, 2025. **Emergency Approval granted June 11, 2025.**
- 8. 708 Dunbarton Circle -- HVAC system replacement.** Emergency replacement of the HVAC system is requested for this 2200 model. Installed will be an IDS Light BOVA 36-RXB-M15S 14.3 SEER heat pump and an IDS Light BIVA 36-RXB-M15X air handler, along with new ducting and replacement of other system components. The outdoor condenser is to remain in the same location. No new refrigerant line set piping is needed. New wiring in conduit to power the heat strips in the air handler needs to be run from attic to ground; this can be installed within the wall if the homeowner and contractor coordinate with Nepenthe's own siding contractor. New condensate lines will be installed in the attic only and will be connected to those lines existing within the wall. The contractor is to be Michael Jessip of Brower Mechanical. A City permit is required. All committee members voted yes by June 16, 2025. **Emergency Approval with Conditions granted June 16, 2025: that the homeowner see that the new wiring in conduit to power the heat strips be installed inside the exterior wall and use Nepenthe's own siding contractor to remove and replace the siding panels.**

B.2.B. Homeowner Requests Not Recommended for Approval:

9. **1111 Commons Drive.** HVAC replacement: Expired. More than one and a half years ago this home's HVAC system was replaced without application or approval. A refrigerant line set was installed on top of the siding from ground to attic on the west façade. A violation process began, and the homeowner had that line set piping installed inside the wall, as Nepenthe's rules call for. Management has asked the homeowner and ARC to approve the HVAC installation. To do so, the ARC needs documentation of what hardware components of the HVAC installation were installed, such as a contractor's estimate or specifications page. The ARC chair has explained and asked for this, as has the Assistant Manager, who offered to review all pertinent pages, but no so documentation has been received. This application has expired. **No vote taken.**

C. Old Business: Revised ARC documents expected to be approved by Board at July meeting.

D. New Business: None.

E. Estoppel Inspections: Several inspections were conducted.

F. Notices of Completion: Some signed.

Meeting was adjourned at 5:17 pm.

Respectfully submitted, Alan Watters, acting chair