

# Draft Architectural Guidelines

## Community Feedback

Updated on March 18, 2023

*One response per page*

Responder
Name: Jose Argta Address: 12819 Briery River Terrace
Feedback
I think the proposed updates for the concrete driveways and detached structures is a great idea. If approved, I might replace my driveway with concrete, if this is approved/updated.  One suggestion or comment in regards to the driveways. Some properties have double car garage; therefore, the driveways have a cone shape from the width of the apron to the width of the garage. If allowed by the COUNTY, would the Hiddenbrook BOARD consider allowing the size of the apron to be wider (or if approved by the county permitting board)?
Reply
The HOA has no jurisdiction over the driveway apron. Applications can be made to VDOT to change the size of a driveway entrance.




Responder
<p>Name: Daniel Smith</p> <p>Address: 12866 Whitefur Lane</p>
Feedback
<p>Will all changed rules be applied retroactively? We would assume not. Updating ones' home to these guidelines could cost some homeowners thousands or even tens of thousands of dollars if enforced to the letter. We keep our home very well maintained but, as an example, might my shutters be outside of a three-inch variance from the windows? I don't even know. And if they are four inches and have been for twenty years it would be foolish to force us as homeowners to update our shutters.</p> <p>It feels like we are trying to transform into the Reston Association and not be the wonderful, cozy, Hiddenbrook neighborhood that many of us chose over Reston. We support standards for new or changed additions or structures. We support standards that allow enforcement of things clearly visually detracting from the neighborhood; boats in the street, excessive mold on houses, trash/debris/household goods/tools/junk left outside in visible view for extended periods of time, window a/c units hanging down from front windows, etc. However, we do not support retroactive enforcement of many of these rules if,</p> <ul style="list-style-type: none"> <li>a) Said enforcement cost a homeowner more than a little elbow grease, or;</li> <li>b) The existing structure would not be considered, by an average resident, to be visually detracting from our neighborhood (a picket fence with less than 1" spacing, an "other style" garage door, an unapproved but attractive garden wheelbarrow, neighboring homes of the same color, etc), or;</li> <li>c) Monitoring and enforcement costs for such explicit guidelines cost homeowners even more while enriching the management companies profits thru a continuing increase in HoA fees.</li> </ul>
Reply
<p>Per section "Architectural Standards", paragraph 2, page 16, "Owners with existing modifications which do not meet the new standards will be considered grandfathered and will not have to comply with the new standard unless or until the feature has to be replaced or substantially repaired."</p> <p>The HOA has no jurisdiction over vehicles parked in the street. The homeowner is directed to VDOT for specific rules and regulations.</p> <p>There are no anticipated additional costs associated with revising the architectural guidelines. The main goal of the revision is to reduce ambiguity and enable constant application of the rules.</p>

Responder
<p>Name: Marie Olenych Address: 12614 Old Dorm Place</p>
Feedback
<p><b>Suggested edit:</b> This suggested edit applies to multiple pages and sections as follows:</p> <p>Where the existing “ITEM” meets all ARC guidelines and repair or replacement is necessary to meet the maintenance requirements as defined on pages 10 and 11 of the ARC guidelines, and the repair or replacement will utilize substantially similar materials and design standards of the existing “ITEM,” ARC approval is not required.</p> <p>“ITEM” to include attic ventilators, brick façade and chimneys, driveways, EV charging stations, antennae, entrance doors, entrance walkways, exterior lighting, fencing, firepits, flagpoles, garage doors, hardscaping, mailboxes, ponds, porticos, roofing, siding and trim, shutters, windows and screens.</p> <p>Additions or modifications to “ITEM” require ARC approval.</p> <p><b>Suggested edit:</b> Page 18, detached structures, a sentence should replace the phrase at the beginning of the entry as follows:</p> <p>When applications are submitted for the installation of detached structures such as sheds, storage structures, greenhouses, or shade structures (gazebos and pergolas), the committee will consider the structure’s impact on neighboring properties and common areas and may require the installation of screens or additional landscaping to lessen the structure’s visual impact upon neighbors or to address neighbor privacy concerns.</p>
Reply
<p>The difficulty with allowing like-for-like replacement or repair comes about when the “item” is no longer in compliance with the architectural guidelines. Requiring an application ensures that the requested “change” is in compliance.</p> <p>The Board agrees that the first sentence, paragraph 2, Detached Structures, doesn’t make sense as written and needs to be corrected.</p>

Responder
Name: Stephanie Wynne Address: 1504 Bal Harbor Ct
Feedback
<p>I have these comments about the proposed guidelines:</p> <ol style="list-style-type: none"> <li>1. Under Maintenance Reqs/Lawn and Yard Area on page 10: does not address ivy or other ground covers that block the sidewalk (only trees and shrubs)</li> <li>2. Landscaping on page 36: makes it sound like we can't have potted plants in the front yard or front of our homes without approval.</li> </ol>
Reply
<p>The Board agrees that the language should be modified to state that no landscaping should encroach into the sidewalk area.</p> <p>The intent to require approval for potted plants in the front yard was to prevent homeowners from installing container vegetable gardens, which the Board has previously received complaints. The Board will consider how to modifying the language to allow potted plants while restricting visible container grown vegetables.</p>

Responder
<p>Name: Bob Marriott</p> <p>Address: 12607 Saylers Creek Lane</p>
Feedback
<p>Let's state trash out 1/2 hour after official sunset. Most hunting laws use that reference when to stop. Dusk seems is arbitrary and capricious.</p> <p>What happened to the consideration for the elderly during snow and ice storms. Trash cannot always be stored in garage due the high crime in the area of catalytic converter theft. Auto must be stored in there. During ice and snow storms the elderly ( I'm 77) should be able to have some slack by storing trash in driveway in front of garage. Falling is a big deal to us. No one helps us.</p> <p>I note that the Arc rules do not address the requirement for a county building permit for certain construction. Decks for instance. Although this may be under the overall requirements it should be referenced again in the rule. Requirements have changed significantly since my original deck was installed.</p>
Reply
<p>Dusk is the moment when the center of the Sun is 6 degrees below the horizon. It is agreed that this is meaningless to a homeowner. Simply using sundown would be easier for everyone.</p> <p>The Hiddenbrook Declaration of Covenants, Conditions and Restrictions requires trash cans to be stored out of sight.</p> <p>I would believe that there are lots of people in the community that would help their elderly neighbors with snow removal. The Board will discuss this topic.</p> <p>There is a general statement that the homeowner is responsible to obtaining all required county permits. It is not possible for the Board to provide guidance as to what permits are required to confirm with Fairfax County regulations.</p>

Responder
<p>Name: Judd B. Schulke</p> <p>Address: 1521 Hiddenbrook Dr</p>
Feedback
<ol style="list-style-type: none"> <li>1. Comment on definition of lot when requiring approval</li> <li>2. Suggestion to remove requirement on storage of construction materials</li> <li>3. Question on neighbors' signatures on application</li> <li>4. Question on violations section</li> <li>5. Why have a restriction on height of hedges used for fencing in the front yard</li> <li>6. Provide a definition for edged and weed free landscaping</li> <li>7. Provide a definition for the vision of the community</li> <li>8. In the trash section add information about special pickups</li> <li>9. The definition of home architectural style is confusing</li> <li>10. Suggest allowing deck structure to be metal or concrete</li> </ol> <p style="text-align: center;">Continued on next page</p>
Reply
<ol style="list-style-type: none"> <li>1. Will be clarified to state "Any change to the exterior appearance of any house or lot, <u>unless otherwise noted in these guidelines</u>, must be approved by the ARC before work is started"</li> <li>2. Will consider allowing language to allow up to X week prior to start of work and until completion of work.</li> <li>3. A neighbor's signature indicates that they are aware of the application. It doesn't indicate approval/disapproval.</li> <li>4. The violations section states that the HOA has the right to enforce the architectural guidelines</li> <li>5. To maintain the open feel of the homes in the community</li> <li>6. This seems self-explanatory (without getting into the minutia)</li> <li>7. The Board agrees that the vision statement for the community should be defined</li> <li>8. This information can be added</li> <li>9. Will change the wording to state Hiddenbrook consists of traditional and contemporary style homes. Contemporary homes can be either in traditional style or modern style as defined in the guidelines.</li> <li>10. Fairfax County requires deck structures to be pressure treated lumber (<a href="https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/deck-details.pdf">https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/deck-details.pdf</a>)</li> </ol>

Responder
<p>Name: Judd B. Schulke Address: 1521 Hiddenbrook Dr</p>
Feedback
<p style="text-align: center;"><b>Continuation</b></p> <ol style="list-style-type: none"> <li>11. Suggest allowing metal sheds</li> <li>12. Suggest allowing pavers as a driveway material</li> <li>13. Suggest increase the maximum width of a driveway to 23-feet</li> <li>14. Suggest allowing PVC/plastic as an approved fence material</li> <li>15. Suggest allowing any fence style except chain-link</li> <li>16. What is a traditional mailbox?</li> <li>17. Suggest allowing decorative mailboxes</li> <li>18. Suggest not requiring approval for more than 5 ornaments in the front yard</li> <li>19. Suggest providing a better definition on when holiday decorations can be installed and removed</li> <li>20. Why are only certain manufactures listed in the color palette section?</li> </ol>
Reply
<ol style="list-style-type: none"> <li>11. Most metal sheds have an industrial look that is not in keeping with the community</li> <li>12. The Board will consider allowing stamped concrete (simulated pavers) if there is interest from the community</li> <li>13. Two-car garages typically have an interior width of 18 to 20 feet. The driveway should not be wider than the width of the garage.</li> <li>14. PVC/plastic fence are not in keeping with the look of the community</li> <li>15. Excluded fence styles are not in keeping with the look of the community</li> <li>16. USPS defines traditional mailbox is the follow publication:  <a href="https://about.usps.com/publications/engineering-standards-specifications/spusps-std-7c.pdf">https://about.usps.com/publications/engineering-standards-specifications/spusps-std-7c.pdf</a> </li> <li>17. Allowing decorative mailbox would prevent the enforcement of any standard. Homeowners could install mailboxes that degrade the look of the community. E.G.</li> </ol> <div style="display: flex; justify-content: space-around; align-items: center;">    </div> <ol style="list-style-type: none"> <li>18. The Board will consider your suggestion</li> <li>19. The Board will consider improving the wording of this section</li> <li>20. A statement will be added to indicate materials from other manufactures with equivalent colors may be used</li> </ol>

Responder
<p>Name: Joan Koss</p> <p>Address: 12718 Longleaf Ln</p>
Feedback
<p>I have a number of items from my review of the document.</p> <p>Page 11 - Driveway: This section only addresses asphalt driveways. If you are going to add concrete driveways there should be maintenance information here so homeowners know what is expected to address stains, cracks exposed gravel or rebar in the concrete. Concrete will show stains more than asphalt, especially from a vehicle that has an oil or other fluid leak, leaves or berries from nearby trees or shrubbery.</p> <p>Page 14 - The styles of homes - In the past the "Modern" were referred to as "Contemporary" and the "Traditional" were referenced as "Colonial".</p> <p>Page 21 - Driveways: The addition of concrete driveways should also include maintenance expectations on page 11 for driveways so that homeowners know what is expected on keeping them looking nice and clean.</p> <p>Page 22-23 - Entrance Doors and Storm Doors - The examples provided do not show any of the existing styles for the colonial/traditional homes within the neighborhood. These examples indicate we must have side window panels around are doors. For the size of our homes, I think these large entry ways should be re-evaluated. Also, some find having side glass panels a risk for break-ins. Homeowners would then need to consider deadbolt system that requires keys on both sides so someone cannot break the glass and reach in and unlock the door. Also, this style does not work for the split foyer homes either. It looks like the contemporary or "Modern" style doors are also not current designs within our neighborhood. Is this the styles that are expected moving forward?</p> <p>Page 25 – Entrance Walkways: Opening up the idea of walkways directly to the sidewalk will chop yards and make things appear smaller and doesn't seem to match with the neighborhood. It is a matter of style and I think will make the neighborhood less attractive.</p> <p>Page 31 – Garage Doors: The pictures nor the document discusses the option of the window inset styles that are found and attractive throughout the neighborhood.</p> <p>Page 37 – Mailboxes: Why are the guidelines so restrictive? This seems too far in limiting the guidelines. Why are only "Metal" boxes allowed? Why are decorative mailboxes not approved? I think if they size is meets the USPS size and style that should be acceptable.</p> <p>Page 46 - Windows and Window Screens: Number 3 should be "powder" vs. "power." Should muntin colors be discussed. Traditionally they were white or cream to match the window casing.</p>



Page 48 – Color palette for Siding: Personally, it seems like some of these colors don’t render well or may be inappropriate for the style of the neighborhood to be neutral: For example: Autumn Yellow

Page 51 – Garage Doors: Only three colors permitted? Many homes are the same as their siding color that blends well and looks nice. Although to provide a blanket statement that the garage doors may match the siding color would not look as nice for some of the colors in the proposed palette for siding.

Page 51 – Entry Doors – There are doors within the neighborhood that do not match the shutter colors proposed that look nice and it is limiting to suggest only brown wood finish or shutter colors.

Page 48 – 57 – Color Palettes – are the colors only approved for the style\brand presented? For example: It appears that only Charcoal colored shingles is approved for GAF 3-Tab singles. Also, it seems like it is going to be an ongoing update for colors as companies change their offerings. How often will the guideline appendices be revised with color choices?

Page 54 – Color palette for “Modern” style homes. Only colors in the brown family are approved now?

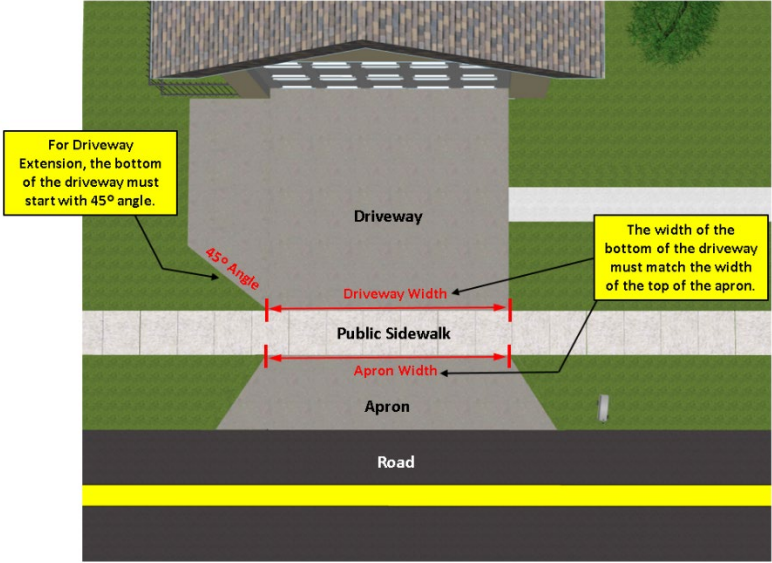
Page 54 – Shutters – there are “Modern” style homes within Hiddenbrook with shutters; They should be allowed with approval.

Page 56 – Decks and Fences – It should state that they can remain un-stained.

Reply

Board feedback pending

Responder	
Name: Mark Canale Address: 12725 Longleaf Ln	
Feedback	
<ol style="list-style-type: none"> <li>1. Page 16, 2nd paragraph, last sentence on existing modifications. If the HOA is doing to complete an inventory of modifications that do not meet the new standards which are to be grandfathered, the homeowner should be able to review those items to make sure it is correct and complete.</li> <li>2. Page 17, Decks - item 1 of this topic, recommend the homeowner have the option of vinyl wrapping the pressure treated wood deck structure. This will extend the life and appearance of deck. Vinyl wrap should match the home siding color or seek approval of another color option from the ARC.</li> <li>3. Page 18 Detached Structures - while consideration of placement with these structures on the neighboring properties should be considered this section should also address the limitations of underground utilities have on where these items can be placed and how meeting the needs of the neighbor impact are limited by underground utility locations and access to that has to be provided especially to Dominion Virginia Power underground lines.</li> <li>4. Page 37 Mailboxes, item 2 - states "style metal Post Master General". The term metal is confusion since most mailboxes have wooden posts.</li> <li>5. Page 40, Rain Barrel Collectors - If the rain barrel is located in the back yard not visible to the public, then why require it be the same color as the home? Most rain barrels are made of plastic with limited colors available, therefore painting or matching home colors (if placed in backyard) would be difficult.</li> <li>6. Pg 40, item 1 Roofing, Gutters and Downspouts - this section requires ARC approval for repair work. If a single shingle comes off the roof or a small section of gutter falls down this would require the home owner to get ARC approval before repairs can be made to the damaged sections. Strongly recommend that roof and gutter repair work if matching existing not require ARC approval. This creates an undue burden on the homeowner waiting for ARC approval and delays with needed repairs.</li> <li>7. Page 41, Screened Porches, Sunrooms, and Three Season Rooms, item 3 - This section states the color should be identical in color as the existing approved construction. This is confusing, if the existing home is white but the homeowner is construction a screened porch with pressure treated lumber are we requiring the homeowner to paint the porch the same color as the house?</li> <li>8. Page 44, Shutters - I am confused by the actual height allowed for shutters. An example with dimensions might make this section easier to understand.</li> <li>9. Page 45, Trash Screens - The section requires trash screens to be painted same color as home siding. A number of trash screens in our HOA are made of pressure treated lumber that matches the home's fencing. Why not allow the trash screen to match either the home color or fence color?</li> </ol>	
Reply	
Board feedback pending	

Responder	
Name: Steven Siker Address: 1531 Youngs Point Pl	
Feedback	
<ol style="list-style-type: none"><li>1. I'm not a fan of the updates to the Driveway section of the ARC Guidelines. When I bought my house in 2020 one of the reasons, I liked the lot is that I can park both my wife and my car in the driveway without blocking one of us in. The proposed updates would suggest that our driveway is not in compliance because all of it does not line up with the sidewalk. I understand that I would be grandfathered in, but the way that the document is written today is that in 20-30 years when I replace my driveway again, I'd have to substantially shrink the size to match the sidewalk footprint, which I do not want to do. I do not plan on selling my house, so I am concerned about the long term here.</li><li>2. Trash Can Screens: I just put in a dedicated trash can pad with a fence surrounding it in 2022. I like the natural wood look and do not want to paint the fence to be the same color as my house. I could be misinterpreting this section, but wanted additional clarification.</li><li>3. Overall, I think the document is very good, but here are some of the areas that I disagree with and want additional clarity on.</li></ol>	
Reply	
<ol style="list-style-type: none"><li>1. The driveway may be up to 18 feet wide but the bottom width must match the width of the apron (see picture below – note 45 degrees is the maximum angle). The guidelines will be updated to clarify this point.</li></ol>	
 <p>The diagram illustrates a driveway layout from a house to a road. The driveway is shown as a grey area. A yellow box on the left states: "For Driveway Extension, the bottom of the driveway must start with 45° angle." A red line indicates the "45° Angle" where the driveway meets the "Public Sidewalk". The "Driveway Width" is marked with a red double-headed arrow. The "Apron Width" is also marked with a red double-headed arrow. A yellow box on the right states: "The width of the bottom of the driveway must match the width of the top of the apron." The "Road" is shown at the bottom with a yellow center line.</p>	
<ol style="list-style-type: none"><li>2. It has been noted that the community has a number of the trash can screens that are made of natural pressure treated lumber. The Board will consider allowing this option.</li></ol>	

Responder
<p>Name: Paul Bennett</p> <p>Address: 12817 Longleaf Ln</p>
Feedback
<p>Regarding the following rule on page 46:</p> <p>"<a href="#">Window AC Units</a>: Units may only be mounted in windows on the rear of the home."</p> <p>I'd like to suggest adding the following to deal with some pre-existing special situations:</p> <ul style="list-style-type: none"> <li>a) This provision only applies to AC units mounted in windows. AC units mounted through a side wall in a pre-existing rectangular hole are exempted.</li> <li>b) If the AC unit is located in an existing approved addition which lacks both ductwork for central air conditioning as well as a suitable rear window (a window that can open and is of a suitable size), an AC unit may be mounted in a side window.</li> </ul> <p>These two additional qualifications are intended to spare homeowners the effort and expense of having to undertake exterior wall modifications in order to comply as well as the experience of having an uncooled space in an existing approved home addition.</p>
Reply
<p>The Board will consider your suggestion. Another alternative would be to install a mini-split.</p>

Responder
<p>Name: Steven Siker</p> <p>Address: 1531 Youngs Point Pl</p>
Feedback (additional)
<p>The HOA should not restrict the size of the driveway. 18 feet is an arbitrary number and does not account for the way that each lot is laid out.</p> <p>My preference would be to stick to the existing ARC guidelines on driveways.</p>
Reply
<p>Specifying a maximum width is being specific. Having no maximum width is arbitrary and doesn't allow for enforcement of any standard.</p> <p>18 feet is based on the minimum interior size of a double car garage. The Board will consider alternative maximum widths based on feedback from the community.</p>

Responder
Name: Bob Marriott Address: 12607 Saylers Creek Lane
Feedback (additional)
<p>This is why a strict enforcement of trash recycle containers removals is unacceptable. We do not always get this type of notice but just a note some times to leave it out until we (the County) collects. And any such notice May last for months. The HOA compliance officer (whomever is chosen) will have to be aware of these issues. We all pay for trash pickup. And as such are governed by FFC requirements.</p> <p>=====</p> <p><b>YARD WASTE UPDATE</b></p> <p>Please be advised that we are not on schedule with yard waste collection. Please continue to place yard waste at the curb or street line so that we can collect when crews are able to come through the neighborhoods.</p> <p>We apologize for the inconvenience and appreciate your patience.</p> <p>Customer Service Telephone: 703-802-3322          Customers can view updates on our <a href="#">Recycling and Trash Customers</a> webpage.          You can also receive email updates by subscribing to Fairfax County <a href="#">Trash/Recycling Collection E-Updates</a>.</p>
Reply
<p>Trash cans are subject to the rules stated in the "Declaration of Covenants, Conditions &amp; Restrictions" ("CCR"). Any change to the CCR requires 75% of the community to vote in favor, which has historically been unachievable.</p> <p>The Board understands that there are times when trash collection services are interrupted and special conditions apply. During these events the Board will advise the community of temporary changes to the rules.</p>

Responder
<p>Name: Kimberly Hartsoe</p> <p>Address: 1548 Powells Tavern Place</p>
Feedback
<p>Pg 14. Change images of split level and colonial style home. Split level has unapproved red shingle roof. Colonial has multiple empty and planted pots all across the front.</p> <p>Pg 48 color palate samples. Maybe stick to the color palate name as cream. Remove the name yellow. Creams can trend to a yellowed hue. There are several homes that are currently exhibiting a yellower or more pastel palate than relayed on former applications or not approved before siding change.</p> <p>One sample - classic cream appears pistachio on my iPad. Not appearing as a cream color.</p> <p>Pg 49.</p> <p>Gray colors - remove the word blue just use gray. If blue is noted the envelope could be pushed to include a color more blue than grey. Blue is not an original or approved neutral home body color.</p> <p>Personally, I am not in favor of adding concrete driveways to the guidelines. It will distract from the continuity of the neighborhood. If they are adopted, strict regulations must be outlined to confirm continuity. A uniform finish should be noted as well as installation standards inclusive of rebar installation and depth of concrete and base. There are so many stamped options as well as exposed aggregate options, each with a different appearance. If one is allowed to install tinted concrete it would further add a muddled and distracting appearance to the neighborhood.</p> <p>Tighten up guidelines for gardens in front or side yards planted in contractor buckets, old recycle containers and black growing pots or similar items. Plants should be moved to the rear yard or planted directly in the ground if they are visible from the street.</p>
Reply
<p>Board feedback pending</p>

Responder
Name: Judd B. Schulke Address: 1521 Hiddenbrook Dr
Feedback (additional)
<p>Before making the changes the HiddenBrook Home Owners Association (HHOA) Board of Directors (BOD) should consider the cost of checking for and enforcing the proposed rules.</p> <ul style="list-style-type: none"> <li>• Will the proposed rules change the Level of Effort (LOE) in the contract with the Management Company Sequoia?</li> <li>• What would the additional cost be.</li> <li>• How often will inspection be made.</li> </ul> <p>The proposed changes are raising the bar for compliance for all homeowners. The Character of the neighborhood had be to keep homeowner dues low and not have a HHOA that is over bearing or restrictive.</p> <p>Consider does the board actually have the authority and resources to answer a challenge to the revised rules when it arises?</p> <p>The revised rules are looking backwards at history and not forward leaning enough to meet the future. In the next decades knock downs and rebuilds will be a reality. These rules do not answer that need. The is too much fine detail in these rules. The rules need to speak to what is the standard for approval for demolition? What are the rules for a new structure what are the standards on which the proposal will be judged.</p> <p>The difference between Modern and Contemporary is important. Do we want new structures to be consistent with the structure they replace? Is the designation tied to the lot or the actual structure? How about the exterior materials, windows.</p> <p>The rules changes don't address alternate energy sources beyond solar panels.</p> <p>The rules do not take into account that our residents are aging in place. This party of Fairfax County is experiencing the same graying of its residents as Mt. Vernon South Alexandria area has.</p> <p>At time the Hiddenbrook was created it was a subdivision located in a rural part of the (suburban) county. The county's population was 561,527 in 1973. Today the population has grown to 1.1 million. Much has changed in 50 years. Now it is located in an aging Urban County. Noise, traffic, transportation and higher population affect all residents. Roads were not built to carry the traffic. Some of changes limit the ability residents mitigate the noise and burden created by growth. Loudoun County was a rural county back in 1973.</p> <p>I suggest at this time these are not ready to go forward. As we don't know the cost impact of the revised rules to the operating costs for the HHOA. The existing rules are sufficient and functional.</p> <p>=====</p>
Pager 13



Strike after dusk. After dusk has never been required before. It also places an unnecessary burden on individuals who will be not be home after dusk to put their cans out. Furthermore, impacts seniors, such as myself with impaired mobility, visual limitations and stability issues. When it is cold and icy, dark is not a good time to be putting your trash receptacles out that needs to be done in the daylight. Also, there's a duty is pour at dusk since the trash cans need to go in the street, it makes it riskier to be in the street at dusk Hiddnbrook. This is a real concern as there is very heavy traffic in the afternoon and evening Hiddnbrook going to fast and not paying attention. I am 69 and have visual, hearing and mobility issues. The single level homes are a draw to persons with disabilities over the years.

Page 15

The Meadowbrook models brooks were built either in the "traditional" or "modern" style as described. These rules prevent a "traditional" from converting to "modern" year a "modern" house can convert to "tradition." Why? It is not symmetrical.

Page 56

More colors should be allowed for the fencing. This is the East and Mid-Atlantic not Colorado or Montana. Painted fences, rock, brick and metal are traditional. Staining is so 1970's. I think the community would benefit from additional type besides wood.

Page 12

Parking should be allowed overnight, weekends, and Holidays.

Page 13

*"Each resident is responsible for picking up litter on their lot and disposing of it properly."*

If that is the case then the HHOA has a responsibility to reduce, calm the traffic thru HiddenBrook on HiddenBrook Drive. The HHOAB should advocate for the completion of Wiele Ave to Crestview Drive to reduct the cut through traffic which in turn would reduce the trash burden caused by the excessive traffic.

Page 14

The styles of homes - In the past the "Modern" were referred to as "Contemporary" and the "Traditional" were referenced as "Colonial."

Page 17

Clotheslines rules are not very eco friendly.

Page 21

*Driveways may expand to a maximum width of eighteen (18) feet, to accommodate a maximum of two (2) cars side-by-side, if proportionate to plot boundary and space allows.*

Define *-side, if proportionate to plot boundary and space allows*. It is too vague and not a actionable measure.

Page 25

So pavers are not OK for a driveway but OK for a walkway. Asphalt is OK for a driveway but not a walkway? I have a flagstone walk but an asphalt walkway to my backyard would be visually appealing and subtle. I think the materials should be a RC controlled or approved, but not limited to the list of materials currently in the paragraph. New materials or designs may come along.

More needs to be said on lighting as coach lights used in HiddenBrook do not meet the Fairfax County Standard for exterior lighting.

[Fairfax County Zoning Outdoor Lighting PDF](#)

The coach lights currently in use should be discouraged as replacement lamps. Outside lights should adhere to the county lighting standard.

Page 30

I recommend we add a masonry, stone, or stucco facade foundation walls and pillars?

Page 36

I believe this duplicates the county zoning regulations so what is to be approved.

Page 36

Surely you jest. Approval of pots and planters. This is too vague. Also what is wrong with the plastic pots, terra cotta or ceramic pots on my porch.

HiddenBrook is a subdivision not a planned development like Reston. Surely we don't want to pay someone to go around and check for pots.

The county code profits the blocking line of sights at corners. So why is this here? Why can't my not higher is not in the line of sight for traffic?

Page 38

I repeat the Post Office is pushing the Next Generation mailbox

### [Fit More in Your Extra-Large Mailbox](#)

I think this would be obvious after the past few years. I used to have the red barn and no one complained. We should not use a old standard for days gone by for mail. Now we get so many packages. Especially seniors such as myself. To ensure conformity and allow for package consider asking the Post Office for a mailbox cluster? Given the security problems with unlock mailbox the cluster would provide uniformity and security.

Please find another way to say No for DIY for mailboxes. As presented it is implying not to DIY to replace a mailbox. Rather the goal is not to have poorly constructed solutions which contractor are perfectly capable of building.

Page 39

The builder put patios on the sides of houses rather than backyard when depending on the model of houses. Meadowbrook models were all build with patios off the family room by design on the side of the house. So this is rule places and unfair burden on Meadowbrook model owners. Meadowbrook models owner (Modern or Traditional Versions) should be able to replace/replace their side yard patios with having to justify the location in the side yard.

Limiting water features to the back yard should be scratched. It makes no sense, it an arbitrary rule. Water features anywhere on the property on must be proportional, attractive and maintained. If not maintain they must be removed. I have a water feature in my front yard and I get a lot of compliments on it.

Page 40

What is the pointy of painting a rain barrel as any paint probably won't last long in the wet environment around the rain barrel. Rain barrel yes, paint no this is silly. I think it is unnecessary to pay someone to check rain barrel compliance.

Rain Chains are not mentioned and probably should be.

#3 under roof, gutters and downspouts. When only a small portion of the roof is damaged any new shingles even if they are the same exact model as was in installed originally will show. This is a unnecessary economic burden for maintenance and upkeep. This section should be changed to any repairs should be match or blend into the maximum extent possible pending the entire roof replacement next time around. Not everybody will have the money to do the roof to the extent specified as written plus insurance companies may not pay for that extensive repair when roof damage occurs. Also this not earth friendly as it puts extra trash into the environment for asbestic reasons.

Page 41 sun, rooms, screened porches...

Requiring placement of the sunroom's to be only in the backyard is too restrictive. They should be limited to anywhere, but the front yard.

Siding and trim

Drop the word painted and just said matching colors recording colors. So much for the trim products you say star pre-finished and what is really used especially in this development.

Page 43 and 44

I think the shutter and shadowbox rules are too restrictive and are actually imposingew standards over and above what was originally built. For starters, are you proportionality of the shutters I understand why it's there, but it's also restrictive in the sense that if I want to add shutters to my house that are actually functional to help with energy efficiency, they would not be within the guidelines or rules. The shadowbox rules are raising the standard for what several boxes were on these houses originally and I think again, where are you going with the sales? It is imposing additional burden over and above what was originally built.

Page 44 Solar Energy System and Solar Water Heaters

First paragraph is too restrictive and disadvantages homeowners, whose house orientation favors placement of the solar panels on the street side of the house. You see this in newer developments, where the panels faced the street when that is the right orientation for the panels. I think in time this will be challenged. This is not being proactive towards helping the environment and alternative energy. I think they should be allowed to face the street. This is some old outdated preference. I think the newer panels look attractive in fact through there ones over in the departments next to Hiddenbrook and they face

the Street. I recommend dropping the restriction that they must be in the rear of the house

## Page 46 Windows and Window Screens

Meadowbrook models came with slide by windows. The proposed changes are not clear regarding classified versus traditional. Meadowbrooks fit in both categories. The Contemporary ramblers were built with slide by windows. This rule needs to be modified. The colonial style homes should have double hung windows modern style Meadowbrooks (Ramblers) should have slide by windows as built. I think hinged windows and casement windows would be appropriate for these houses. These windows would have a vertical orientation like the sliders.

## Yard Signage and Decorations

Paragraph 2 should be scratched. Someone has control issues on this one. I see no reason to limit it to five pieces. If I put my 2 ornaments out the total number of pieces would be greater than five. I don't think we want to be paying the management company to go around and count the number one arguments in any single yard waste of money.

## Page 47

Icicle lights should be stricken from this paragraph. There might be other uses for icicle lights that are not holiday lights I think again, this is an unnecessary activity for the management company to go inspecting for.

## Page 57

Color Palettes for mailboxes and posts. This should be deleted in it entirety. I don't think we want to pay someone to go around to verify the mailboxes and posts are in compliance. This will increase the LOE on the contract with little benefit.

Reply

Board feedback pending

Responder
Name: Walter Rivera Address: 1539 Hiddenbrook Dr
Feedback
<p>Page 9:</p> <p><b><u>ARC:</u></b> These Standards shall be deemed to be rules and regulations of the Hiddenbrook Association, approved and adopted by the Board of Directors. They shall be deemed enforceable by the remedies set forth in the CCR and the statutory provision of the Virginia Property Owners' Association Act (section 55.1-1819). If legal remedies are necessary against a homeowner, the homeowner will be responsible for all costs and legal fees incurred in the suit process.</p> <p><b><u>Homeowner's feedback:</u></b> This statement is trying to amend the covenants and restrictions in the Declaration of the Hiddenbrook HOA without following the amendment procedure listed in Article VIII, Section 4 of the CCRs. Amendments to the covenants and restrictions, including enforcement (Article VIII, Section 1) of the covenants and restrictions require approval by no less than 75% of the lot owners. The ARC standards are meant to be guidelines, not an extension of the CCR. Consider removing this whole paragraph.</p> <p>Page 16:</p> <p><b><u>ARC:</u></b> Owners with existing modifications which do not meet the new standards will be considered grandfathered and will not have to comply with the new standard unless or until the feature has to be replaced or substantially repaired.</p> <p><b><u>Homeowner's feedback:</u></b> When I bought my house in 2021, one of the main things I loved about the house was the metal roof. When we received the resale disclosure package, there were no violations listed. The metal roof was installed by two owners before us and one of the neighbors, who was friends with them, told us that they worked closely with the HOA to get the roof approved. I don't have any documentation on that, but I do have the resale disclosure stating no violations. When I replace the roof in 30 years because it's old, it will be replaced with the same roof because that's what we bought the house with, and it had no violations. The ARC guideline above is unfair and unreasonable since it's requiring us to change the style of the home we bought without violations.</p>

As a closing comment, we always get compliments on our house from neighbors and people walking or driving by. Moreover, there are several professional references online that indicate that metal roofs are contemporary.

Suggest removing the following statement: “unless or until the feature has to be replaced or substantially repaired”.

Page 10:

**ARC:** Lawn and yard section

**Homeowner’s feedback:** Lawn and yard area has nothing to do with erecting a structure or painting the exterior of a building, so it’s irrelevant to the below articles cited at the beginning of the ARC standards.

- Article VI of the CCR
- Article VII, Item 9 of the CCR
- Article VII, Item 10 of the CCR

Consider removing this whole section or updating to list item #3 in Article VII of the CCR: “No tree, hedge, or shrub planting shall be maintained in such manner as to obstruct sightlines for vehicular traffic.”

Again, please be careful with trying to amend the covenants and restrictions in the Declaration of the Hiddenbrook HOA without following the amendment procedure listed in Article VIII, Section 4 of the CCRs. This can render potential legal issues that will ultimately be costly to the community members.

**Overall feedback for ARC Revised Guidelines:**

The revised ARCs should be reviewed thoroughly by a lawyer to ensure that these are not extending the authority and power of the HOA or extending the CCRs without the proper procedure.

Reply

Board feedback pending

Responder
<p>Name: Kelly Delpino</p> <p>Address: 1536 Youngs Point Pl</p>
Feedback
<p>13. Trash cans after dusk, I'm not sure if you have walked in our neighborhood in the evening. The amount of cars speeding down Hiddenbrook, Powels Tavern and Saddlers Wells are concerning. I concur this could be a risk for those having to wait until "dusk" to take trash bins to the curb. What if some of our aging neighbors have care takers or help in place, must we rearrange everyone's routine to accommodate this??</p> <p>21. Driveways – Concrete will not match the current flow of the community. The limitation of 18 feet is unreasonable. Have you tried parking two SUV's or larger vehicles in the same driveway? Allowing a wider driveway could also help alleviate the street parking issue. It's difficult enough trying to drive through streets with cars parked on both sides, especially near the school.</p> <p>36. Approval for potted plants? Can this be updated to outline that "planters for produce purposes" need to be in the back yard. Additionally, are there any restrictions on fruit bearing trees, specifically being planted on the property line?</p> <p>Mailboxes – Plastic sheds are allowed but not plastic mailboxes? I understand not allowing the "barn style" – outside of this, why so restrictive??</p> <p>Color Palette:</p> <p>Traditional homes – Remove the Autumn yellow, this color doesn't seem harmonious with existing colors and doesn't compliment the Modern color palette.</p> <p>Modern homes – If the clapboard siding is allowed/grandfathered in why is there no color guidance? What if I want to update my siding do I have to revert to board and batten?</p> <p>I am not a fan of the potato inspired color palette for the Modern homes. Why not incorporate a more modern color palette neutral grays or blues?</p> <p>Door options, given the overhang / porch on the modern homes there is not a lot of natural light in the entry way. I don't want the entry way of my home to feel like a cave with the proposed 70's style front doors.</p>
Reply
<p><b>Board feedback pending</b></p>



Responder
Name: Steven Siker Address: 1531 Youngs Point Pl
Feedback (Additional)
With two full size vehicles parked in the driveway 18 ft is too small. My recommendation would be to increase this to somewhere between 22 - 24ft.
Reply
The Board will consider changing the maximum driveway width

Responder
<p>Name: Pam Spencer Address: 12717 Longleaf Lane</p>
Feedback
<p>Page 5 - Article VI of the CCRs - states that the Board or the ARC can approve written submissions for exterior additions, changes or alterations to any property. As I understand it today, per the current management company's communication with the former ARC, the ARC can only approve applications for changes that fall within the written guidelines and any and all exceptions can only be approved by the Board. The premise of Board or ARC approval is misleading and it is repeated throughout the CCR document. I know it requires approval via voting from 75% of the homeowners to change any verbiage in the CCRs. How can we add this clarification to the guidelines document?</p> <p>Recommendation Page 6 – The Architectural Review Committee (“ARC”) 1. Change to read: To review and approve or defer to the Board, homeowner applications submitted under these guidelines.</p> <p>Recommendation Page 7 – Procedures General – (After #2, add new number) 3. The ARC committee may only approve alterations that fall within the specific guidelines outlined in this document. Any deviation or special exceptions to these guidelines may only be made by the Board of Directors</p> <p>Recommendation Page 8 - <del>Disapproved</del> (Denied) Applications and Appeals Process Change to read: If an application is denied by the ARC due to needed clarification or missing information, the Owner is notified in writing with an explanation of the denial. In such situations the Owner may: 1. Submit a new application with modifications 2. Submit new or additional information which clarifies the original plan and demonstrates its acceptability. Owners may request a meeting with the ARC to review this information.</p> <p>If sufficient information is provided but the ARC chooses to defer the approval process to the Board, the Owner will also be notified and may: 1. Contact the Property Management Company in writing within 14 days of receiving the deferral notice. The Management Company and the Board will establish a date and time to review the application, and then schedule a hearing to receive input from the homeowner before rendering a decision. 2. A majority vote of the Board members present at a meeting or hearing, is required for approval of any applications containing ARC Guidelines exceptions.</p> <p>Page 10 – Lawn &amp; Yard – Hedges: There is a phrase that mentions “hedges specifically used for fencing in the front yard” yet on page 29, hedges are listed as an unacceptable style of fencing.</p> <p>Page 16 – Change to read: Any exterior alteration, modification or change to a property must have application approval before any work is begun. The Board has final approval for applications with guideline exceptions.</p> <p>Page 22 - #4: I think “obsequie” is supposed to be “obscure”?</p>

Page 23 – Are only doors with sidelights approved? That would be costly to change out for an owner with a house that has a brick façade.

Page 25 - I don't agree that entry sidewalks should go from the front door to the main sidewalk as a general rule. This should be an exception that is approved by the Board only and depends on the plat and layout of the house as it is situated on the lot.

Page 29 - See page 10 comment above.

Page 40 – It doesn't make sense to paint a rain barrel. It will only deteriorate in the weather.

Page 46 - It may help to explain that Muntins are placed on the window glass itself and Mullions are between two panes of glass. Both products provide a grid pattern to the windows but it may help homeowners know the difference when ordering windows.

Page 46 – Windows and Window Screens: #4 “power rooms” should be changed to “powder rooms”

Page 49 - Can gutters, downspouts, soffits, frames & trim and garage doors not be the same color as the siding? Some of the darker colored homes may not look very “natural” outlined in stark white or cream.

Page 50 – I think “brisk” facades is supposed to read “brick facades”

Reply

**Board feedback pending**

Responder
Name: Rachel White & Cheryl White Address: 12713 Garberry Ct
Feedback
<p>I am in favor of allowing homeowners the option of having either asphalt or concrete driveways based on the following:</p> <ol style="list-style-type: none"><li>1. Curb Appeal. Because concrete is a lighter color it offers better curb appeal. The sidewalks and driveway bibs are already concrete so making the driveway concrete makes it an extension of what already exists. My walkway to the front door is flagstone set in concrete and my walkway to the backyard is concrete. Having a concrete driveway would make these two walkways appear seamless to each other.</li><li>2. Durability and Maintenance. With proper installation a concrete driveway will outlast an asphalt driveway and is maintenance free. It doesn't require resurfacing and yearly sealing. Asphalt tends to crack leaving ugly run lines. Asphalt requires resurfacing when the cracks get too large and should be resealed yearly.</li><li>3. Communities with both Concrete and Asphalt Driveways surround Hiddenbrook. If you look to our neighboring communities of Kingston Chase and Hastings Hunt, they have both concrete and asphalt driveways that blend seamlessly together from house to house.</li><li>4. Cost. Initially a concrete driveway might be more expensive but does not require maintenance. An asphalt driveway might be less expensive initially but requires yearly resealing to keep it maintained.</li><li>5. Already in the community. There is already at least one homeowner in our neighborhood who has a concrete driveway in our street.</li></ol> <p>In speaking with neighbors, they like the option of being able to have a concrete driveway.</p> <p>I also wanted to mention that several items mention, "out of sight in the backyard." This is difficult when you have two neighbors that see right into your backyard and you back up to DES, where dozens of homeowners walk every day. My backyard is in full view of walkers probably more than my front yard.</p> <p>Decks/patios/sunrooms: These should be able to come off the slider which, like mine, might be on the side of the house, not in the backyard.</p> <p>Mailboxes: For security and safety purposes, locked mailboxes should be allowed. When residents are away it gives the owner a secure feeling that someone isn't going through their mail, or worse, capturing their private information.</p> <p>Fencing: Curious as to why fencing can't be made using Trex or composite mater. They are maintenance free and come In a variety of wood tone colors.</p>
Reply

Board feedback pending