



**Hunters Green Cluster Association
Special Board Meeting
August 18, 2011
Minutes**

The meeting was held at Reston Association and called to order by Julie Sande, President. Other Board members in attendance were Jeff Byrd, Donna McCague and Patrick Patel. Many Cluster members attended – see list below.

Purpose for meeting: Presentation of exterior color study and window & sliding door study by Ted Sutherland AIA ACHA (emeritus).

Background: The Board approved funding at the May Board meeting for an architect to review our Cluster's exterior colors and windows. The request for funding was made by the Standards Committee prior to its dissolution at the July 12, 2011 Board meeting. The Board requested Jim Allred, past president of the HGC Board and experienced architect to be the liaison with the architect.

Jim Allred introduced Ted Sutherland who is an experienced architect in Washington, DC and Reston, VA. Ted reviewed his objectives as communicated by Jim for his evaluation:

1. Exterior Colors: Review the Hunters Green existing color palette for siding, windows, trim and doors to assess its continued appropriateness, considering compatibility with all exterior materials and the architectural character of the complex. Make recommendations for any changes.
2. Windows & Siding Study: Develop a townhouse window and sliding door standard which provides consistency and architectural harmony to be used by the Reston Association Design Review Board for approvals for projects in Hunters Green Cluster.

Colors:

Ted stated that the current HGC color palette has been used well in our community. Our colors are mostly earth tones (8 earth tones plus 3 others). There are 12 colors approved for the front doors. All colors continue to be available on the Cabot color charts. There are some instances where colors are not painted as the palette indicates or cases due to weathering on varied paint products. The color “Cordovan Brown” (note: currently the Cluster standard for trim) provides “unification” with the roofing materials and the color palette.

Ted reviewed our options to keep the existing palette, develop a new scheme or keep the existing scheme with some modifications. His recommendation is to keep the current color palette and add a few new colors to allow for a gradual integration of new fresh colors. The new colors recommended are “Golden Husk,” “Frontier” and “Terra.” Regarding door colors, Ted noted we have 12 colors but because most of the doors are recessed or in a shadow, he suggested considering a limited number of new door colors if requested by homeowners. Cabot PRO.V.T. stain is recommended to eliminate issues matching the color palette. It will also provide consistency during the weathering process.

The recommendation for window frame color and sliding glass doors regardless of material should be a color that emulates Cordovan Brown. (Note: because HGC does not have a windows’ standard for our community, we have followed RA guidelines of dark bronze or dark brown). Most manufacturers provide a standard dark brown or brown variation to closely match Cordovan Brown.

Windows:

HGC was built about 40 years ago and as windows have been replaced there have been multiple variations to the original architectural design. Because there is not a complete or effective set of criteria for window installations, it has created less cohesive esthetic, potential value consequences and supports a more aged look. Because of the varied colors, multiple detail differences and inconsistent mullion locations, they are a detriment to the quality appearance of our Cluster.

Recommendations: Aluminum clad wood generally provides the most sustainable materials, is easily maintained and generally maintains its color. The important issue here is that the focus should not be on materials as long as the final installation meets the approved configuration criteria. Limiting replacement windows to one manufacturer limits the owner to find the products they desire. Cordovan Brown was recommended as the color for the windows because it is the color that ties all the trim together. Dark brown colors that are close to Cordovan Brown should also be considered and should not affect the overall character of the Cluster.

Ted reviewed his recommendation for architectural detail outlining the specifics of what the mullion configuration should be. He also stressed that the original trim surrounding windows and sliding doors should be maintained. It is recommended that no window trim should overlap the existing wall trim. Clear glass for windows should also be required. A draft proposed window and sliding door standard was presented.

A Q&A session followed Ted’s presentation at which time he addressed questions primarily on the window configuration and request for window manufacturer names. The Board will consider the recommendations presented by Mr. Sutherland for modified standards for colors and a Cluster standard for windows and sliding doors.

Julie Sande adjourned the meeting at approximately 8:30PM.

Attending Homeowners		Address
First Name	Last Name	
Allred	Jim	11707 IRR
Caravella	Joe	11621 HGC
Caravella	Sue	11621 HGC
Egan	Sharon	11633 HGC
Farrell	Mary Earle	11625 HGC
Gaver	Elizabeth	11780 IRR
Heine	Kristine	11745 IRR
Hunter	Katherine	11793 IRR
Jones	Dawn	11728 IRR
Jones	Marian	11724 IRR
Lassiter	Bob	11601 HGC
Lindquist	Karen	11756 IRR
McCague	Nat	11719 IRR
Murphy	Nancy	11786 IRR
Nichols	Dorothy	11742 IRR
Pederson	Diane	11726 IRR
Phadke	Priya	11637 HGC
Piper	John	11603 HGC
Sande	David	11755 IRR