

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION**  
**ARCHITECTURAL COMMITTEE MEETING**

**January 27, 2021**

**Held via Zoom**

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Lee Pagnan	Member
	Tom Mitchell	Member

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Anne Benwell	10457 E. Cinnabar Ave.
	Beth Feldman	10235 N. 99th Pl.
	Christine Moore	9796 E. Ironwood Dr.
	Hussein Amirah	10910 E. San Salvador Dr.
	Janet Sorrentino	9829 E. Cochise Dr.
	Kenneth Perrizo	10195 N. 99th Pl.
	Al Elbaor	10514 E. Gold Dust Cr.
	Paul MacDougall	10080 E. MtnView Lake Dr. #166

**Call to Order:** Michele Holzman called the meeting to order at 3:30 p.m. The roll of the Committee members was called, and a quorum of the members were present.

**Approval of Minutes:** **MOTION:** It was moved and seconded to approve the January 13, 2021 meeting minutes. Motion passed. Tom Mitchell abstained.

**Review of Submittals:**

**11. Resubmittal # 326390 – security camera-Haciendas Del Lago**  
10195 N. 99th Pl. – Perrizo

**MOTION:** It was moved and seconded to *disapprove* the view from the Ring camera as it still includes a view of neighboring properties. An adjusted view can be reviewed on the staff level.

Motions passed.

**09. Submittal # 328207– Redo Lake Serena pool area- Heritage Village IV**  
Heritage Village IV HOA

**MOTION:** It was moved and seconded to *approve* #1, #2 and #3 of this project redoing the Lake Serena pool area as follows.

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Approved: \_\_\_\_\_

Architectural Meeting 01/27/2021

1. Redo the Heritage Village IV Lake Serena pool area. Demolish and remove 100' of existing fencing on the south side of the Lake Serena pool area. Two (2) block courses will be added on top of the footings and wrought iron fencing will be added to a total height of 7' of 105' length of fencing.
2. Remove the existing view fence on the entry wall and install 47' of 4' tall wrought iron view fencing. The fencing is similar to the view fencing across the lake.
3. On the north wall a new 7' stucco wall will be built for privacy.

Motions passed.

**MOTION:** It was moved and seconded to *approve* #4 construct and install a new 7' tall gate that will be the same as the fence.

Motions passed.

**MOTION:** It was moved and seconded to *approve* #5 Install 2 exterior grand ceiling fans under the covering.

Motions passed.

**MOTION:** It was moved and seconded to *approve* #6 Install Modern black wall sconces on the entry pillars and other areas in the pool area.

Motions passed.

Strike #7, #8, #9, #11 as they are out of scope of review.

**MOTION:** It was moved and seconded to *approve* #10 Prime and paint the pool house area with the same color Dunn – Edwards Sahara.

Motions passed.

**MOTION:** It was moved and seconded to *approve* #12 The queen palm is being removed. Aloe Blue Elf, lantana and Angelita daisy will be planted.

Motions passed.

**04. Resubmittal # 323417– Shed to grow plants - MV/Heritage Place**

10910 E. San Salvador Dr. – Amirah

**MOTION:** It was moved and seconded to *disapprove* this resubmittal for a grow shed. The homeowner is to resubmit with plans locating the shed on the other side of the house. Included in the resubmittal shall be the exhaust fan, height, door specifications and measurements to all property lines. The words and pictures in the submittal package are to be consistent. The air conditioning unit must not be visible over the wall.

Motions passed.

**05. Submittal #283469– widen driveway- Haciendas Del Lago**

10225 N 99th Pl. – Dudley Laub

**MOTION:** It was moved and seconded to *approve* the driveway expansion that has been done by adding approximately 7' of pavers on the south side of the concrete driveway and a row of paver to the north side of the driveway. The pavers are laid from the driveway to the shared wall to the south and from the sidewalk to the gate.

Motions passed.

**06. Submittal # 326723– Full windows - The Estates**

10686 E. Saddlehorn Dr. – Ferdinand

**MOTION:** It was moved and seconded to *disapprove* this submittal as different window frame sizes within view of each other is not consistent.

Motions passed.

**07. Submittal # 327972– Paver patio area, walkway- St. Tropez Estates**

10150 E. San Salvador Dr. – Blankenship-Duffy

**MOTION:** It was moved and seconded to *approve* the red brick sidewalk and 2 patios using a uniform pattern of bricks.

1. This 15.5' x 12.5' area which abuts the house will be cleared. Used Clay Brick Pavers will be laid on packed sand. The joints will be filled with packed sand as well. The gravel and plant areas will remain as well as the rest of the lawn. No border is planned. In the future, the homeowner plans to submit for a set of French doors to open onto this patio area from that wall of the house.
2. The existing concrete walkway will be removed. The same Used Clay Brick Pavers will be laid where the concrete walkway is currently located continuing to the front entryway.
3. The Jacaranda tree in the entrance that is 6' away from the wall will be removed. The same Used Clay Brick Pavers will be laid using the same application in entryway creating a second patio area. This area will square off across the front of the house.

**MOTION:** It was moved and seconded to *disapprove* the landscape due to lack of specificity. This can be resubmitted and reviewed on the staff level.

Motions passed.

**08. Submittal #327339– artificial turf- Suntree East**

9660 N. 105th St. – Argiropoulos

**MOTION:** It was moved and seconded to *approve* the artificial turf. The committee encourages the sub association to come back with standards to allow artificial turf as it improves the look of the neighborhood and property.

The installed 510 square foot 3 color 83 oz. face weight with brown thatch Turf Direct artificial turf that is installed in the front of the home. The artificial turf has been laid from the homeowner's driveway all the way to the neighbor's property. A brick border exists between the artificial turf and the granite areas. The artificial turf meeting the Scottsdale Ranch specifications.

Motion passed. Tom Mitchell against.

**10. Submittal #328914– Walkways, Landscape, Artificial turf- Mirador**

9796 E. Ironwood Dr.– Moore

**MOTION:** It was moved and seconded to *approve* the walkways, landscape and artificial turf. If they decide to do the driveway in pavers at a later date and they are in the same material, this can be reviewed on the staff level.

1. Three walkways will be laid. One walkway is being replaced and two are new.
  - a. A staggered brick path comprised of 3 piece pattern Territorial Catalina Sierra paver sections will be added down the center of the front yard using the same pavers from the existing footprint to the front sidewalk in 3 – 3' x 5' sections within the turf perimeter.

- b. An additional 9' x 4' x 11.5' x 7' walkway will also be added to east side of the driveway in a 90 degree angle from the driveway to the side gate.
2. Landscaping
  - a. The Bougainvillea and Lantana will be refreshed. No new plants. Keeping the hedges, the bougainvillea and creeping fig as is, just refreshing/removing the dying ones. No new trees will be added.
  - b. The existing mounds will remain.
  - c. Calcutta/California gold granite will be used. It is the same granite as 9827 Ironwood.
3. An area of 620 square foot of 80 oz. artificial turf will be laid. The same brick as the walkway and will used as the border and will be flush with the turf and gravel, same as all other turf on the block. The turf spec sheet has been added to the packet. The turf meets the requirements.

Motion passed.

**New Business:**

- **MOTION:** It was moved and seconded to *approve* the editing and addition of Lumens language in the Architectural Guidelines Lighting section and recommends this be sent to the board of directors for their review and approval.
  - SRCA reserves the right to require that the brightness be lowered and/or the fixture shielded if it adversely affects the neighboring properties or common areas.
- **MOTION:** It was moved and seconded to *approve* the addition of the following black paint colors as optional front doors colors and recommends this be sent to the board of directors for their review and approval.
  - Dunn - Edwards Black DEA002.
  - Sherwin – Williams Tricorn Black SW6258.

**Adjournment:** The meeting was adjourned at 5:14 p.m.