

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

March 24, 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>	Gwen Smith	Morningside Apartments
	Mr. & Mrs. Pieterick	9921 E. Mission Ln.
	Anne Benwell	10457 E. Cinnabar Ave.
	Barbara Sarwar	10441 E. Cinnabar Ave.
	Gurpreet Takher	10685 E. Gold Dust Ave.
	Jeanne Ackerley	10449 E. Cinnabar Ave.
	Kerri Swischuk	10109 E. Bayview Dr.
	Kevin Cashman	9202 N. 96th Pl.
	Lou Burgess	9290 N. 100th Pl.
	Paul Burgess	9280 N. 100th Pl.
	Paul Schnabel	9270 N. 100th Pl.
	Richard Graff	10459 N. 98th St.
	Suzanne Malpocher	10393 N. 101st Pl.
	Paul MacDougall	10080 E. MtnView Lake Dr. #166

**Call to Order:** Michele Holzman called the meeting to order at 3:32 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 February 10, 2021 meeting minutes. Motion passed.

**Review of Submittals:**

**Submittal # 336261– Storage Shed - Andalusia III**

10643 E. Terra Dr. - Sterling

**MOTION:** It was moved and seconded to approve this submittal to install a 96" W x 62" H x 68" D gray/white metal shed with green trim in the back yard. The shed will be set back a minimum of 5' from the north and west walls. The north wall and west wall are both 66" high. The shed will be set up on a 3" wooden platform.

Motion passed.

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

Architectural Meeting 3/24/2021

**Submittal #337820– Full windows 2 different size visible glass to frame edge - Andalusia II**  
9921 E. Mission Ln. – Pieterick

**MOTION:** It was moved and seconded to *disapprove* this submittal for a full window replacement using windows with two significantly different visible glass to frame edge measurements.

Motion passed. Carolyn Wheelock and Lee Pagnan opposed.

**Submittal # 337821 – Dog park - Morningside Apartments**  
10455 E. Via Linda – Morningside Apartments

**MOTION:** It was moved and seconded to *approve* the application for a dog park with the stipulation that a row of Ficus trees are planted 15’ from the Suntree East property line to buffer noise. This approval is purely based on aesthetics and nuisance impact to neighboring properties. Scottsdale Ranch Community Association will not assume any responsibility or liability in relation to the dog park. Scottsdale Ranch reserves the right to rescind this approval if there are nuisance complaints such as noise, smell or cleanliness. Scottsdale Ranch reserves the right to check with our attorney as to liability before issuing a final decision.

Motion passed.

**Submittal #338197 – Roofmate Xeriscape, paver walkway, widen the driveway - Heritage Village IV**

10449 E. Cinnabar Ave. – Ackerley

1. Existing borders – existing brick borders will be removed. At 10449, this is along A/C pony wall and bottlebrush hedge at the front walk.
2. Existing plantings
  - a. All plants inside the walkway to the front door will stay intact. All existing front yard plantings will be removed. This includes Nandinas, Bottlebrush hedge, and Oleanders.
  - b. The existing tree in front yard will be removed by a professional tree removal service.
  - c. The lantanas bordering the front walkway will stay intact. All plants inside the front walkway to the front door will stay intact.

**GRADING NOTES:**

1. Turf grass will be removed to a depth of approximately 3-4”, to allow for a finish grade of new gravel materials to be 1” below adjacent curb, driveway and walk.
2. A berm is included as part of the design. Maximum height is 18” and maximum slope of 3:1.
3. Grade will follow downward slope of driveway from house to street, maintaining drainage away from house.

**HARDSCAPE REMOVAL NOTES: (For 10449 E. Cinnabar only)**

1. Demo – existing post light in front yard will be removed. The Cinderblock 24”x24”x18” post light base will be demolished.
2. Removal of 11 feet of existing concrete sidewalk from driveway to arch façade facing the street.

3. New installation of downspout connecting to existing scupper at roofline inside arch façade. This new downspout will direct water away from the walkway and house, and toward the new rip-rap dry bed in the yard design. Downspout will be painted the same base color as the house.

#### PAVER NOTES:

1. Pavers will be laid to widen the Driveway two feet on each side, as noted on plan. On the east side of the driveway, the pavers will extend to the corner of the unit. On the west side of the driveway, pavers will be installed to blend seamlessly in a relaxed “S” curve with the new walkway leading from the driveway to the Arch façade.
2. The new paver walkway will extend from the home out to 5 feet at its widest point, then curve into the line of the new paver driveway extension
3. The area for pavers will be prepared with a compacted aggregate base of 4” and a mortared edge.
4. The pavers will be installed so they are in the same line and grade as the driveway, and so they are in the same line and grade as the existing walkway inside the Arch façade.
5. Any spaces between the pavers will be filled with polymeric sand.
6. Paver manufacturer is Phoenix Pavers, the color blend is “Territorial”, and will be set in a 3-piece random pattern. SAMPLE PICTURE ATTACHED. Note that the plan drawing does not accurately depict the consistent pattern of the pavers, the drawing is a representation of paver location.

#### ROCKWORK NOTES

1. Boulders are included in the design as noted. All will be local granite and within the 2’x2’x2’ to 3’x3’x3’ required size.
2. Gravel will be ¾” screened Madison Gold, installed at a 2” layer. No weed barrier materials will be used.
3. At 10449 E Cinnabar, a dry shallow bed of Rip-Rap is included in the design. The overall look is a very natural bed flowing from the house toward the street, incorporating some turning points, rather than an artificial “channel” look. The bed will be a custom blend of several colors of granite natural to the area and mined from the Owner’s foothills acreage in North Mesa. The use of multiple types of granite will provide some color punctuation against the Madison Gold gravel mulch and add a more interesting level of hardscape. All rip-rap will be angular in dimension and 4”-8” in size.
4. As noted elsewhere in the detail, the finish grade of rock mulch and rip-rap will be 1” below finish grade of adjacent curb, driveway, and walkways.

#### PLANT LAYOUT

1. A plant layout is included in the design. A plant list is also attached and identified if in the current HVIV plant palette or if an exception to the list is requested. Texas Lantana in Red/Yellow/Orange mix, Baja Fairy Duster, Variegated / Marginata Agave, Hedgehog cactus, Blue Elf Aloe, Zebra Cactus, Angelita Daisy, Red Bird of Paradise, Senita Cactus.

2. Planting coverage at maturity shall achieve at least 50% coverage of landscape area.

Motion passed.

**Submittal #338202 – Roofmate Xeriscape- Heritage Village IV**

10441 E. Cinnabar Ave. – Sarwar

1. Existing borders – existing brick borders will be removed along the lantana border at the front walk.
2. Existing plantings
  - a. All plants inside the walkway to the front door will stay intact. All existing front yard plantings will be removed. This includes Nandinas, Bottlebrush hedge, and Oleanders.
  - b. The lantanas bordering the front walkway will stay intact. All plants inside the front walkway to the front door will stay intact.

**GRADING NOTES:**

1. Turf grass will be removed to a depth of approximately 3-4”, to allow for a finish grade of new gravel materials to be 1” below adjacent curb, driveway and walk.
2. A berm is included as part of the design. Maximum height is 18” and maximum slope of 3:1.
3. Grade will follow downward slope of driveway from house to street, maintaining drainage away from house.

**ROCKWORK NOTES**

1. Boulders are included in the design as noted. All will be local granite and within the 2’x2’x2’ to 3’x3’x3’ required size.
2. Gravel will be ¾” screened Madison Gold, installed at a 2” layer. No weed barrier materials will be used.
3. At 10449 E Cinnabar, a dry shallow bed of Rip-Rap is included in the design. The overall look is a very natural bed flowing from the house toward the street, incorporating some turning points, rather than an artificial “channel” look. The bed will be a custom blend of several colors of granite natural to the area and mined from the Owner’s foothills acreage in North Mesa. The use of multiple types of granite will provide some color punctuation against the Madison Gold gravel mulch and add a more interesting level of hardscape. All rip-rap will be angular in dimension and 4”-8” in size.
4. As noted elsewhere in the detail, the finish grade of rock mulch and rip-rap will be 1” below finish grade of adjacent curb, driveway, and walkways.

**PLANT LAYOUT**

1. A plant layout is included in the design. A plant list is also attached and identified if in the current HVIV plant palette or if an exception to the list is requested. Texas Lantana in Red/Yellow/Orange mix, Baja Fairy Duster, Variegated / Marginata Agave, Hedgehog cactus, Blue Elf Aloe, Zebra Cactus, Angelita Daisy, Red Bird of Paradise, Senita cactus.
2. Planting coverage at maturity shall achieve at least 50% coverage of landscape area.

**MOTION:** It was moved and seconded to *approve* this combined submittals of #337821 and #338202 to install Xeriscape in the front of the houses located at 10441 and 10449 E. Cinnabar Ave. with the condition that a tree be submitted for approval to replace the eucalyptus tree in the front of 10449 E. Cinnabar Ave. residence. This may be reviewed at the staff level.

Motion passed.

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

Architectural Meeting 3/24/2021

**Submittal #338219– Parking Pad, walkway- Andalusia I**

9202 N. 96th Pl. – Cashman

**MOTION:** It was moved and seconded to *approve* this submittal with the condition that the end of the pad abuts the existing sidewalk and the materials for the parking pad and walkway match the existing driveway as closely as possible.

A 9' x 18' parking pad will be laid directly next to the south side of the driveway.

A 4' walkway will also be added connecting the new parking pad to the side gate. The new parking area and the new walkway will be made of the same material as the driveway.

Motion passed.

**Submittal # 338241– Edison Lights- Sierra Linda**

10550 E. San Salvador Dr. – Beauchman

**MOTION:** It was moved and seconded to *approve* this submittal with the condition that the power cord be ran through conduit and the conduit be painted to match the body of the house. Alternately the conduit can be installed internally so as to not be visible.

Enbrighten commercial grade LED cafe Edison lights have been installed under the covered patio. The Edison lights are 7.7' off the ground and 10.5' from the shared wall to the east. The length of the wire is 48' and it contains 24 bulbs. The bulbs are 90 lumens each with a total of 36 bulbs installed.

The cord runs down the wall just off the corner and across the granite and deck to the outlet.

Motion passed.

**Submittal #338248 – Pool- Casa Del Cielo**

9280 N. 100th Pl. – Burgess

**MOTION:** It was moved and seconded to *approve* the installation of an 8.6' x 34.10' in ground pool. The pool will be in the south corner and extend northwest along their wall that borders 100th Street. The pool will be 3.8' from the south wall and 2.8' from their wall that extends along 100th Street. The pool equipment will be installed along the north wall of the property. Approval is not being given for the teardown of the party wall on 100<sup>th</sup> Street as that is jointly owned by the homeowner and the Casa del Cielo HOA. Approval must be granted by Casa del Cielo HOA.

Motion passed.

**Submittal #338324– add privacy wall on upper deck- Lakeview Estates**

9959 E. Island Cr. – Schnurr

**MOTION:** It was moved and seconded to *approve* the addition of a privacy wall to the west side upper deck to match the privacy wall on the east side upper deck. The current railing will be replaced with a 42" tall wall that will be stucco and painted to match the house.

Motion passed.

**Submittal #338352 – Pergola in back yard- Heritage Terrace II**

10685 E. Gold Dust Ave. – Takher

**MOTION:** It was moved and seconded to *approve* building a free standing cantilevered 2 support beam pergola in the back yard. The gray steel pergola with a lattice roof will be 14' x 10'

x 10' and will be built 10' from the shared wall to the northwest and 50' from the rear wall. The setback has been increased to 10'.

Motion passed.

**Submittal # 338955 – Rear yard awnings- MV/Heritage Place**

10906 E. Mission Ln. – Ward

**MOTION:** It was moved and seconded to *approve* the replacement of the existing awnings on the rear/east side of the house. The house is white, and the new awnings will be charcoal gray with a straight edge and thin black trim.

Motion passed.

**Submittal # 338972 – Manual drop down sunshades - rear- The Island**

10109 E. Bayview Dr. – Swischuk

**MOTION:** It was moved and seconded to *approve* the installation of 3 manual drop down shades to the covered patio on the lakeside and east side of the house. The SunTex dark bronze shades will have desert sand casings that will be installed above the arches on the interior of the covered patio.

On the east side of the covered patio 2 - SunTex 95 10' x 10' shades will be installed. On the south/lakeside of the covered patio 1 - SunTex 80 9' x 10' shade will be installed.

Motion passed.

**Submittal #338976 – Front tree swing - Ensenada Del Oro**

9733 E. Cochise Dr. – Maher

**MOTION:** It was moved and seconded to *disapprove* the canvas swing that is hanging from a tree in the front yard. Play structures are not allowed in front yards. The swing can be moved to a more appropriate place in the back yard.

Motion passed.

**Open**

**Discussion:** The committee concurred that mulch has maintenance issues in the desert; therefore, it will not be added to the approved landscape materials.

**Adjournment:** The meeting was adjourned at 5:40 p.m.