

``SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

May 12, 2021

Held via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Richard Graff	Member
	Lee Pagnan	Member

Members Absent:	Tom Mitchell	Member
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Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Jon Griffin	9240 N. 105th Pl.
	Alberto Castanos	Management for Morningside Apartments
	Avi Peretz	10227 E. Gold Dust Ave.
	Gwen Smith	Management for Morningside Apartments
	Victoria Belsky	9907 E. Island Cir.
	Abe Lichtmacher	9014 N. 107th Pl.
	Adam Kline	9676 E. Turquoise Ave.
	Arianna Baldwin	Management for La Privada Apartments
	Dan Greening	9649 E. Ironwood Dr.
	Mark Shimelonis	11127 E Sorrel Ln.
	Melissa & Michael Wagner	10459 N. 100th St.
	Paul MacDougall	10080 E. MtnView Lake Dr. #166
	Steven Maher	9733 E. Cochise Dr.
	Suzanne Malpocher	10393 N. 101st Pl.

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.
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Approval of Minutes:	MOTION: It was moved and seconded to approve the April 28, 2021 meeting minutes. Motion passed.
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Review of Submittals:

Resubmittal #337821 – Dog park - Morningside Apartments

10455 E. Via Linda – Morningside Apartments

This has been removed from the agenda by request of the property owner.

- (1) A set back of no more than 15' rather than 22'

Approved: _____

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- (2) No landscaping requirement since the dog park cannot be seen from the adjacent property by someone who is 6' standing on the ground.
- (3) The dog park can be open for reasonable hours, as determined by the Owner but subject to the reasonable approval of the HOA.
- (4) The dog park shall not be lit unless such lighting is consistent with the overall common area lighting on the property; and
- (5) In the event the dog park becomes an undue nuisance, the HOA shall notify the Owner in an attempt to resolve the nuisance, and if they cannot resolve the matter, it shall be submitted to arbitration. This #5 will be sent to legal.

Resubmittal #346202– Extend the existing patio cover- Waterfront

10227 E. Gold Dust Ave.– Peretz

MOTION: It was moved and seconded to *approve* both proposals to extend the existing patio cover for this property.

If the extended patio cover is added to the top of the shared wall, the neighboring property owner for 10213 E. Gold Dust Ave. will be required to approve the addition to the wall.

1. The patio cover extension will give the homeowners an additional 7.7' approximately 100 square feet of covered patio space.
2. Construction Proposals are below. Either proposal A or proposal B will be used.
 - A. The existing shared wall on the south side of the property will be have a 15.7' wide x 123' long wall constructed next to the existing wall on the north side of the shared wall.
 - i. This new wall will have its own footers so that the shared wall is not used for support. A 20" support column will be used at both ends of this extension.
 - ii. A 70" x 30" cutout will be made in the new wall in the area located over the existing shared wall.
 - iii. A 6' wide decorative wall with a 36" arched cutout that houses the south end 20" support column will be constructed where the shared wall meets the extension.
 - iv. The new 19' north to south wall will have a 188" wide x 112" rectangular opening.
 - v. The 36" parapet detail will be repeated on this wall. Down spouts will cut into the parapet.
 - vi. The 148" height and header board will remain.
 - vii. The extension will be stucco and painted to match the existing.
 - B. The existing shared wall on the south side of the property will be have a 15.7' wide area built up on the shared wall for the new patio cover extension
 - i. The total height of the area built up on the shared wall will be 123".
 - ii. A 20" support column will be used at both ends of this extension.
 - iii. A 70" x 30" cutout will be made over the existing shared wall.
 - iv. A 72' wide decorative wall with a 36" arched cutout that houses the south end 20" support column will be constructed where the shared wall meets the extension.

- v. The new 19' north to south wall will have a 188" wide x 112" rectangular opening.
- vi. The 36" parapet detail will be repeated on the new exterior wall.
- vii. Down spouts will cut into the parapet.
- viii. The 148" height and header board will remain.
- ix. The extension will be stucco and painted to match the existing.

Motion passed. Carolyn Wheelock opposed.

Submittal #346218 – Shared wall increase– Ensenada Del Oro

9733 E. Cochise Dr. – Maher

MOTION: It was moved and seconded to *approve* this submittal to increase the shared wall on the east side of the property. The wall is currently 4' high. The wall will be increased to 6'. An 8" step down will be added where the side wall meets the back wall which is 62 inches tall.

Two courses of 8" x 16" block fencing will be added equaling an 83' long wall. The wall will be repaired. Block, rebar, and grout will be added to the existing wall. New caps will be added. The added area will be stucco and paint to match the existing walls. The applicant will finish and paint both sides of the wall.

Motion passed.

Submittal #349457 – Replace the garage door– Ensenada Del Oro

9733 E. Cochise Dr. – Maher

MOTION: It was moved and seconded to *disapprove* this submittal for new garage doors as the color Weathered Gray is not in harmony with the existing color palette and materials for this property.

Motion passed.

Resubmittal #346296 – Light fixture on pier, artwork, paint front door and dock - Lakeview Estates

10573 N. 99th Pl. – Poulson

MOTION: It was moved and seconded to *disapprove* the lighthouse due to the size and appropriateness..

Motion passed. Lee Pagnan opposed.

MOTION: It was moved and seconded to *approve* the following.

1. The homeowners will also be placing 2 brown metal donkeys near the palm tree and rocks on the lawn.
2. A small dark metal turtle will be placed on the east side of the dock near the shoreline.
3. The front entry doors will be repainted Dunn - Edwards DEA002 Black.
4. The dock will be re-stained the same color.

Motion passed.

Submittal # 349664– Wired Ring Video Doorbell - Lakeview Estates

9907 E. Island Cir.– Belsky

MOTION: It was moved and seconded to *approve* this submittal to install a wired Ring video doorbell with the stipulation that the applicant install the doorbell on the wall that is perpendicular to the door and does not show private properties across the street.

Motion passed.

Submittal #349668 –Installed garage doors - Hillcrest

11107 E. Palomino Rd.– Barber

MOTION: It was moved and seconded to *approve* the light wood color garage doors that have been installed. The doors have light wood vertical panels with dark grain lines and tan wood upper and lower trim. Somerton 2 style windows with white grids are installed in upper section of the doors.

Motion passed. Matt Metz and Lee Pagnan opposed.

Submittal # 350987– Extension to existing lattice cover- Mountain View Village

9014 N. 107th Pl.– Lichtmacher

MOTION: It was moved and seconded to *approve* the extension to existing lattice cover.

1. The existing aluminum adobe color lattice patio cover that is on the left/west side of the house will have the same style and color 9' x 12' aluminum adobe color lattice patio cover installed on the back/north side.
2. The new aluminum adobe color lattice patio cover will integrate into the existing lattice patio cover and the side of the covered patio.
3. The new structure will connect to the existing eave of the house on the west side just below the roof line.
4. The new pergola will have a 20' setback from the north/right shared wall and a 22' setback from the west/back shared wall.
5. The structure will be supported by 2 round columns that are 9" in diameter and match the existing support columns of the original pergola.
6. The new structure will line up with the north edge of the house.

Motion passed.

Submittal #351035–Partial smooth sand stucco and paint- Mirador

9649 E. Ironwood Dr.– Greening

MOTION: It was moved and seconded to *approve* the partial stucco work that was already done to the front of the house with the stipulation that the rest of the house, including the chimney and shared walls have the same smooth sand stucco and will be painted Dunn - Edwards Pearl Necklace DEW343 to exactly match the new area within one year.

Motion passed.

Submittal #351617– courtyard, install gates, lighting, pavers, landscape and relocate landscape lighting and house numbers- Mirador

9676 E. Turquoise Ave.– Kline

MOTION: It was moved and seconded to *disapprove* this submittal until a more comprehensive plan has been received that includes all the changes.

Motion passed. Lee Pagnan opposed.

Submittal #351629 – Plant 5 ficus trees – The Island

10475 N. 100th St. - Pertusini

MOTION: It was moved and seconded to *disapprove* the 5 Ficus Nitida trees that have been planted 40" from the shared wall on the south side of the house due to the close proximity of the trees to the neighboring property. The trees and all of the roots are to be removed immediately.

Motion passed.

(Lee Pagnan left the meeting)

Submittal #351684 – Monument and signage - La Privada Apartments

10255 E. Via Linda.– La Privada Apartments

MOTION: It was moved and seconded to *disapprove* this monument and signage submittal until a more comprehensive plan with all the changes has been included in the submittal.

Motion passed.

Submittal #350803 – Solar Panels – Sierra Linda

10584 E. Mission Ln.– Gokey

MOTION: It was moved and seconded to *approve* the solar installation submittal. On the pitched front/south side of the roof 27 solar panels will be installed.

On the left/west side of the pitched garage roof 6 solar panels will be installed. The panels will all be flush mounted. The juncture box and meter will be located on the left/west side of the garage where the electric panel is located. The conduit will be installed under the roof eaves and painted to match the house.

Motion passed.

Open

Discussion:

Changes to Landscape rules

MOTION: It was moved and seconded to *approve* the recommendation that the Board approves the changes to the landscape rules to reflect the tree requirements as follows.

Landscaping

Major front yard landscaping changes (changes affecting more than twenty-five percent [25%]) of the front yard landscaping area) and new trees in the front or rear yard must be submitted in the form of a detailed landscape plan to the Architectural Committee for approval prior to planting or installation.

1. At least two (2) 15-gallon (or larger) trees are required in each front yard. Cacti, palms & trees must reach a minimum of 6' in height at maturity to be a consideration toward the two (2) tree requirement.

- All trees planted in front, rear, or side yards must be planted at least 15 feet from any property line, party wall, or lake edge to avoid canopy and/or root encroachment onto neighboring properties. Using information published by the University of Arizona Cooperative Extension related to specific plants, this 15-foot minimum setback may be reduced to 10 feet, at the discretion of SRCA staff.

2. Multi-family subdivisions or lots with a front yard and minimum street frontage are required to have at least one (1) 15-gallon (or larger) tree.

- New or replacement trees must have a canopy no larger than 20'. Any trees being planted, new or replacement trees must be planted a minimum 5' from all property lines or in the same location as the tree it is replacing.

Motion passed.

New Committee Member

MOTION: It was moved and seconded to recommend the board accept Jon Griffin as a member of the Architectural committee.

Motion passed.

Adjournment: The meeting was adjourned at 5:43 p.m.