

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING

January 12, 2022

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
	Tom Mitchell	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Nancy Coulon	Owner of Scoop & Joy 10135 E. Via Linda
	Amy Artigue Groff	9874 E. Turquoise Ave.
	Anne Benwell	10457 E. Cinnabar Ave.
	Dan Waters	Contractor for Duermit
	Janine Vashio	10460 N. 104th Pl.
	Mr. & Mrs. Gaan	10448 N. 104th Pl.
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166
	Richard Lavender	10535 E. Cochise Ave.
	Sam Nili	9775 E. Turquoise Ave.

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 **MOTION:** MOTION: It was moved and seconded to approve the December 15, 2021 meeting minutes.

Motion passed.

Review of Submittals:

Submittal #394959–Commercial Signage – The Mercado

10135 E. Via Linda Suite C112 – Scoop & Joy

MOTION: It was moved and seconded to *approve* the window signage as submitted without the picture in the lower half of the door and the non-separation of the banner decal from the window frame. The banners in the windows are a variance from the requirement of separation from the sides of the panes, and this variance was based on the small amount of window covered with the banners. Included in this approval is the monument and wall sign.

Monument

1. A 22.5” tall x 96” wide aluminum sign with .5” push through acrylic monument sign will be installed.

2. The clear aluminum has a 2nd surface 3635-70 white vinyl.

Approved: _____

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3.A 1st surface 3630-109 light rust brown vinyl.

4.Diffuser film is used for clear plastic internally illuminated signs.

5.The monument sign will read, Scoop and Joy Ice Cream

Wall

1. A 143” wide x 28.875” tall reverse pan channel wall sign will be installed.

2. Part of the existing wall sign from the previous location will be reused. The Scoop and Joy white LED halo lit .125” aluminum with routed graphics and 2” coil returns will be painted MP07100 Sedona Red. These “Scoop and Joy” letters will be installed on the top line are 143” wide x 16.875” tall. The letters will stand off the surface 1.5.”

3.The lower section of the sign that reads, “ice cream” will have white LED halo lit .125” aluminum with routed graphics that measure 12” tall x 72” wide oval background with curly brackets at each end and letters within. The background will be MP07100 Sedona Red. The letters will be white. This will stand off the surface 1.5.”

Window signage.

1. A lower banner decal runs across all windows and the door. This banner decal lists the menu offerings.

2. The door section of this banner decal will have the contact hours.

3. Above the store hours on the door there is a circle decal with their logo.

Motion passed.

Submittal #395102–Landscape, artificial turf, landscape lighting, gate, pavers – The Estates 9680 N. 106th Way– Duermit

MOTION: It was moved and seconded to *approve* the entire application with the exception of the 2 hanging lights for the tree. A hard-wired ground up light is to be substituted for these lights. These 2 lights can be reviewed on the staff level.

Landscape – the following will be planted.

1. 58 - Dwarf Yaupon Holly

2. 27 - Dwarf Myrtle

3. 41 - Little Ollie Olive dwarf bush

4. 1 – White patio Rose tree

5. Palomino gold .5” screened granite will be used throughout the front of the house.

6. The granite will be installed 2” deep.

Artificial Turf

1. 900 square foot of artificial turf will be laid.

2. The turf has field green and apple plus thatch colors with 70 oz. face weight.

3. 4” tall steel black edging will be used for separation. Only .25” will be visible.

Landscape lighting – all fixtures will be black.

1. 1 – FX QB LED wall wash light fixture will be installed with a total of 74 lumens (37 per watt)

2. 12 – FX SP-LED-20w-18R-FB 18” path lights with a total 600 lumens (30 per watt)

Gate

The property only has this one gate.

1. A 2-panel solid steel RV gate will be installed.

2. The gate will be the same size 6' tall x 8.4' wide as the existing.
3. The gate will not have any ornate details. It will be painted to match the body color of the house.

Pavers

1. Belgard Sedona blend 3-piece random pavers will be laid. The boarder will be 6" x 9" end to end.
2. A new walkway will be laid on the right side of the garage that goes to and through the side gate.
3. At the closest end, the walkway will be approximately 3' from the north/right property line.

Motion passed.

Submittal #395480–Raise Patio Wall – Heritage Village IV

10448 N. 104th Pl. – Gaan

MOTION: It was moved and seconded to *approve* the proposed wall north wall as it is a mirror of the south wall.

1. The north side patio wall will be raised to mirror the south side patio wall
2. At the house end of the north side wall, the height will be increased from 2' to 6'.
3. The wall will taper down as it does on the other side.
4. The ending height will have a 4' measurement at the far end as the south side privacy wall.
5. The total length of this wall is 11.8.'
6. The increased wall will be stucco and painted the same as the house.

Motion passed.

Submittal #395754–Tile walkway – Heritage Village IV

10535 E. Cochise Ave– Lavender

MOTION: It was moved and seconded to *disapprove* this submittal due to the potential cut edge being exposed.

Motion failed.

MOTION: It was moved and seconded to *approve* this submittal as the Schluter transition bar will be installed between the walkway and the driveway to match the tile.

1. Rodano Rodeno 13" x 20" rock tile will be laid over the existing concrete walkway.
2. The footprint will not be changed.
3. The edges of the rock tile will be cut straight.
4. Thin-set will be used to adhere the tiles to the concrete walkway.
5. An Schluter transition strip will be utilized between the walkway and the driveway.

Motion passed. Matt Metz and Richard Graff opposed.

Submittal #394740–Landscape lighting, wall sconces, entrance light, security lighting, house numbers, walkways, pool, pool equipment, barbecue unit – Tierra Vista

10267 E. San Salvador Dr. – MWM

MOTION: It was moved and seconded to *disapprove* all 3 security lights as they are unshielded.

Motion passed.

MOTION: It was moved and seconded to *disapprove* the painted front walkway as painted

walkways are not permitted.

Approved: _____

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Motion passed.

MOTION: It was moved and seconded to *approve* the landscape lighting, wall sconces, entrance light, house numbers, newly added walkway, pool, pool equipment and barbecue unit as follows.

Landscape Lighting

1. 5 black 5" tall Portofino solar LED spotlight landscape lights are installed in front of the front courtyard.
2. Each fixture is 30 lumens.

Wall Sconces

1. Cattleya Brass outdoor wall sconces with clear tempered glass and brass rectangular porch light fixtures.
2. A total of 5 wall sconces have been installed.
3. The 5" x 14.25" x 4.75" light fixtures are installed in the following locations, 2 on the garage, 2 in the back yard near the side gate.
4. Each fixture is 800 lumens.

Entrance Ceiling Light Fixture

1. A round clear light fixture has been installed in the ceiling of the entry.
2. This fixture is 400 lumens.

House Numbers

1. Ceramic beige house numbers 6.5" in height will be installed.
2. There are 4 number tiles followed by a character tile.
3. These will be installed on the garage, under the light fixture near the front door.

Side walkway

1. The granite in front of the side wall and gate has been removed.
2. The granite has been reused to construct a walkway measuring 3' wide x 6' long x 8.5'.
3. The area is squared off and trimmed with Belgard Catalina 6" x 9" Rio pavers.

Pool and raised surface around the pool

1. The dimensions of the pool are 19.5' x 14.5'
2. Measurements the shared walls are 15' to the back wall, 28' to the west side wall
3. 40' to the east side wall.
4. Raised surface height is 7" above the grade. There are 4" to first step, and 3" in to the second step.)

Pool equipment

1. The pool equipment is 3' from the south/back wall and 3' from the west wall.

Barbecue unit

1. A barbecue unit has been constructed 15' from the west wall and 27.5' from the back/south wall and is not visible over the wall.

Motion passed. Matt Metz abstained.

Submittal #394325–Full windows – Racquet Club

9705 E. Mountain View Rd. #1155– Miller

This submittal will be held until Kathe Barnes can address the lack of a window standard issue with the Racquet Club HOA board.

Discussion:

Meeting in person and by zoom will be discussed further at the 2/9/2022 meeting.

Adjournment: The meeting was adjourned at 5:30 p.m.

Approved: _____

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