

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

March 23, 2022

Held via Zoom

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

Members

Present:	Michele Holzman	Chair
	Carolyn Wheelock	Member
	Richard Graff	Member
	Tom Mitchell	Member

Members

Absent:	Matt Metz	Vice Chair
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Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:	Donna Hunter	9816 E. Cinnabar Ave.
	Gwen Smith	Morningside Apartments
	Adrian Notaro	10628 E. Arabian Park Dr.
	Allison Porter Cercone	10303 E. Caron St.
	Anthony Palazzolo	10299 N. 107th St.
	Kevin Cashman	9202 N. 96th Pl.
	Pascale Choucair	9155 N. 103rd Pl.
	Suzanne Malpocher	10393 N. 101st Pl.
	Tonya Zook	10105 E. Topaz Dr.
	William Nelson	9740 N. 105th St.
	Zarina Walters	9348 N. 109th Pl.

Call to Order:

Michele Holzman called the meeting to order at 3:39 p.m. The roll of the Committee members was called, and a quorum of the members were present.

Approval of

MOTION: It was moved and seconded to approve the March 9, 2022 meeting minutes as amended.

Motion passed.

Review of Submittals:

Submittal #400089–roof – Mirador

9816 E. Cinnabar Ave. – Hunter

MOTION: It was moved and seconded to *approve* the slate roof tiles in Boral Saxony 900 Slate Appalachian Blend for a full roof replacement.

Motion passed.

Approved: _____

Architectural Meeting 3/23/2022

Submittal #405529 modification around sliding door – The Estates

10492 N. 106th Pl. – Spencer

MOTION: It was moved and seconded to *disapprove* the homeowner’s submittal as presented. This submittal is *approved* with the stipulation that the brick will be installed on the wall around the sliding doors in the same width and height as the columns in the main entrance.

1. Brick will be added around the sliding doors on the exterior wall.
2. The new brick area will be installed in the same width and height as the brick area on the columns at the front door.
3. The new brick area will be painted DEW325 Vanilla Shake to match the body of the house.
4. This area will mirror the existing brick area of the front entrance.

Motion passed.

Submittal #395518–Shade sails – Suntree East

9740 N. 105th St. – Nelson

MOTION: It was moved and seconded to *disapprove* the installed shade sails as they are not a compatible color to the home. The shade sails are to be removed.

Motion passed.

Submittal #407224 – Replace 2 solar sunscreens– Las Brisas

10105 E. Topaz Dr. – RP 4616, LLC/Zook

MOTION: It was moved and seconded to *disapprove* the installed window shade awnings as they are not a compatible color to the home. This can be reviewed at the staff level with a lighter color.

Motion passed.

Submittal #405548 – Privacy wall under gazebo/ramada – Andalusia I

9202 N. 96th Pl.– Cashman

MOTION: It was moved and seconded to *disapproved* as it stands. The homeowner is to come back with information to show exactly how much of the privacy wall will be visible over the party wall to the west that borders the wash and a plan to break up the expansive view of the proposed stucco wall.

Motion passed.

Submittal #405853 – Gate replacement – Tierra Vista

9155 N. 103rd Pl – Choucair

MOTION: It was moved and seconded to *disapprove* the picket wood slats that has been installed in front of the RV gate as they are not compatible with the community gates. The wood installed on both the front gate and the RV gate is to be removed immediately.

Motion passed.

Submittal #405914 – Gates– Tierra Vista

10303 E. Caron St. – Cercone

MOTION: It was moved and seconded to *approve* this submittal to install gates.

New locations

1. One (1) new location of the metal grid will be installed where the crescent tiles are currently located in the front wall of the courtyard.
 - a. This "window" grid gate will be 103" x 30" and have a straight-line grid pattern and will be oil rubbed bronze steel.
2. One (1) new location gate will be installed in the front walkway between the pillar and wall of the house.
 - a. This 83" x 60" gate will have a small metal posts that connect to the house and the pillar to affix the gate.
 - b. The gate will have the same straight line grid pattern and will be the same height as the courtyard wall and will be oil rubbed bronze steel.

Replacement gate

1. The existing wooden side gate will be replaced with a matching gate that is 6' tall, the same as the wall.
2. This gate will have the same straight line grid pattern as the other gates and will be oil rubbed bronze steel.
3. There will be an oil rubbed bronze steel privacy screen installed behind the grid pattern.

Motion passed.

Submittal #406655 – Garage doors, lighting, landscaping, walkways– Heritage Terrace II
10628 E. Arabian Park Dr. – Newman & Notaro

MOTION: It was moved and seconded to *approve* the garage doors, lighting, landscaping, and walkways with the condition that another tree be planted in the front yard.

Garage doors

1. The existing garage doors will be replaced with CHI Skyline #2148 flush brown long panel steel garage doors.
2. Each door will have 4 41' x 13" frosted long windows down the left side of each garage door.

Lighting

1. All of the 7 exterior lights will be changed.
2. Cerdeco 37858tZ Brandon aluminum outdoor up/down wall lights in the color matte black.
3. All fixtures are 4" x 12.6".
4. None of the locations will change, no new lights will be added.
5. Each fixture will utilize a 450 lumens bulb.

Landscape

Granite

1. All the granite used in the front of the house will be changed to Table Mesa brown .5".

Curbing

1. Curbs will be installed on the east and west sides of the property using create a turb mower style in the base color.
2. These curbs will run the length of the property on both sides from the sidewalk to the fence south to north.
3. The new curbing will match the existing.

Artificial turf

1. Artificial turf will be installed in the front of the house in a 25' x 21' half circle shape near the front sidewalk.
2. Turf Master Daytona 80 oz face weight will be installed.
3. Borders for the artificial turf will be create a turb mower style in the base color.

Approved: _____

Architectural Meeting 3/23/2022

Landscaping

Trees

1. A Ficus tree will be planted in the front yard, 22' from the front/south inside edge of the sidewalk, 15' from the neighbors to the left/west.
2. A Queen Palm will be planted in the front yard near the existing house planter and the garage, 15' from the inside edge of the sidewalk and 15' from the right/east side shared property line.

Other plants

1. Pink bougainvillea, Orange/red Lantana, Texas Red Yucca, Desert Sage, and Orange Honeysuckle will be planted in the front yard.
2. There are no plantings nor irrigation on east side of driveway as it would block access to the RV gate.

Walkways

Cappuccino Travertine pavers in the Versailles 3 – piece pattern will be installed.

Front entrance walkway

1. The existing front walkway will be replaced with the Travertine.
2. The walkway will be added on to with a 2' wide walkway that will continue to the front sidewalks.

RV gate walkway

1. From the RV, gate the current walkway will be reduced to a 3.5' wide walkway.
2. Where this current walkway turns and continues to the driveway, a new 2' Travertine walkway will be added that will continue along the driveway to the front sidewalk.
3. This will be installed next to the driveway and the new concrete curbing that will be installed.

Motion passed.

Submittal #406181 – Addition, sliding door– MV/Heritage Place

9348 N. 109th Pl. – Walters

MOTION: It was moved and seconded to *disapprove* the addition and sliding door. More detailed information showing the structural roof transitions of the house to the addition is required.

Motion passed.

Submittal #407217 – Paint front window frames – The Estates

10299 N. 107th St. – Palazzolo

MOTION: It was moved and seconded to *disapprove* the request to paint the front window frames bronze. All window frames on the residence should be consistent in color. The homeowners are given 30-60 days to return all of the window frames to the original color white.

Motion passed.

Submittal #405577 – walkway – Catalina

9230 N. 104th Pl – Remington

MOTION: It was moved and seconded to *approve* the walkway as installed.

1. The existing 32' x 4' walkway from the driveway to the front door was replaced.
2. A new walkway was installed 19' x 4' from the sidewalk in the front of the house to meet the existing walkway to the front door.
3. Belgard Silverado Travertine pavers in a 3-piece pattern was installed.

Approved: _____

Architectural Meeting 3/23/2022

Motion passed.

Submittal #406187 – Patio cover– MV/Heritage Place
10853 E. Palomino Rd. – Ketcham

MOTION: It was moved and seconded to *disapprove* the patio cover. More information is required to explain the transition from the existing patio cover to the new patio cover and the header beam location.

Motion passed.

Submittal #406663 – Landscaping, planter box, pavers - The Island
10089 E. Bayview Dr. – Holt & Sarandi

MOTION: It was moved and seconded to *approve* the landscaping, planter box and pavers with the stipulation that the top profile line of the sea wall be continued on the planter box.

Font of house

1. Slipper plants and potted plants will be in front of the courtyard.

Courtyard

Pavers

Pavers will be installed in the courtyard.

1. The existing Saltillo tiles will be removed.
2. Earthstone concrete 18” x 30” tiles will be laid off center as a walkway.
3. Gray shale exposed aggregate will be filled in around the concrete tiles.

Plants

1. Succulents, Slipper plants, Pink Fairy Duster, Mexican Fence Post, Blue Point Dwarf Junipers (After 10 years of growth, a mature specimen will measure 4.5 feet (1.5 m) tall and two-thirds as wide, an annual growth rate of 4 to 6 inches), Boxwood beauty, Pink Toch glow, and seasonal flowers will be planted.
2. Apache brown 1” decomposed granite will be used, same as the existing.

Left Side of house

Plants

1. Ground cover, Pink Siliva, Pink Torch Bougainvillea, Blue point Dward Juniper, Mexican Fence post, Slipper plants, Small Blue Agave, Torch Glow Bougainvillea, Large Blue Agave, and yellow Bird of Paradise will be planted.
2. Apache brown 1” decomposed granite will be used, same as the existing.

Lakeside

Planter

1. An 18” tall x 36” deep x 21’ long planter will be built in front to the retaining wall.
2. The setback from the lake edge to the new planter wall is 10’.
3. The planter will be built using concrete block, rebar, and concrete.
4. The planter will have the same profile line of detail on the top to match the sea wall.
5. The planter will be stucco and painted Dunn – Edwards Sahara DEC747.

Plants

1. The following plants will be in the planter
2. Mexican Fencepost, Boxwood, Elephant food and Torch Glow pink Bougainvillea.
3. Apache brown 1” decomposed granite will be used, same as the existing.

Motion passed.

Approved: _____

Architectural Meeting 3/23/2022

Submittal #406734 – Exterior shower, BBQ island - Catalina
9009 N. 104th Pl. – Boulder Builder, Odabash

MOTION: It was moved and seconded to *approve* the exterior shower and BBQ island.

Exterior shower

1. The shower is comprised of 3 6' x 6' x 6' walls.
2. It is attached to the master suite on the west side of the house.
3. This outdoor shower is 18' from the south/back wall, 28' from the west wall and 34' from the north wall.
4. The block walls of this outdoor shower have been stuccoed and painted to match the body of the house Dunn - Edwards DET614 So Chic.

Barbecue Island

1. A 3' wide x 10' long x 6.8' tall barbecue island has been built in the back of the house.
2. The 4" x 4" posts are in footings for stability.
3. The roof is 4' x 10' flat steel.
4. The block constructed island is painted the Dunn - Edwards Wood Trim Only color DET626 Metal Fringe.
5. This structure sits 32' from the west wall, 17' from the back/south wall and 62' from the east wall.
6. Low output LED pin lights are installed at the front edge.
7. The metal roof cover has been finished as a flat roof using multiple coats of Elastomeric for sound control.

Motion passed.

Adjournment: The meeting was adjourned at 5:46 p.m.