

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

March 9, 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:	Donna Hunter	9816 E. Cinnabar Ave.
	Bob Kapci	Contractor for Pontious
	Adam Cosman	Architect for Pontious
	Ronnie Gilbert	10116 E. Topaz Dr.
	Dee Bloom	10251 N. 100th Pl.
	Bob Seaton	Bayview Estates HOA
	Debra Fitz	10401 N. 100th St #1
	Janine Vashio	10460 N. 104th Pl.
	Gwen Smith	Morningside Apartments
	John Robertson	10134 E. Cinnabar Ave.
	Karla Piecuch	11054 E. Bella Vista Dr.
	Les Kaschner	10106 E. Topaz Dr.
	Ron Auerbach	9889 N. 101st St
	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 **MOTION:** It was moved and seconded to approve the February 23, 2022 meeting minutes as amended.

Motion passed. Tom Mitchell abstained.

Review of

Submittals:

Submittal #400089–roof – Mirador

9816 E. Cinnabar Ave. – Hunter

MOTION: It was moved and seconded to *disapprove* the slate roof tiles in Stone Mountain Dark. The homeowner has been requested to submit physical samples of both the slate tiles in Stone Mountain Dark and Appalachian Blend.

Motion passed.

Approved: _____

Architectural Meeting 3/9/2022

Submittal #401218 – Solar panels – Las Brisas

10106 E. Topaz Dr. – Kaschner

MOTION: It was moved and seconded to *approve* the homeowner’s request to install solar panels.

A total of 40 solar panels will be installed on the roof.

1. The tilt panels will face south at full tilt.
2. Five (5) flush mount panels will be installed in the center of the pitched roof section over the driveway. These panels will be a total of 3.5" high from the roof.
3. Three (3) flush mount panels will be installed on the east side of the pitched roof section over the driveway. These panels will be a total of 3.5" high from the roof.
4. A total of 32 tilt mount solar panels will be installed on the flat main roof of the house. At full tilt, these panels are 2.4' high. There is a parapet wall installed on the edge of the flat roof.
5. Parapet heights on the flat roof.
6. South parapet - 1.5'.
7. West parapet - starting on the south end 1.6' - .10" - .9" - 1.1'.
8. North parapet from the west 1.8' - 1.1' - 1.5'.
9. East parapet from the north 1.6' - 1.4' - 1.8' - 1.2'.
10. The conduit will be running through the structure to the inverter box and electrical supply box at the front of the house to the right/east of the garage door.

Motion passed.

Submittal #402924 balcony addition, patio roof, lay new pavers, new retaining wall, new railing, artificial turf, addition over the garage, new courtyard wall, full windows – Las Brisas

10134 E. Topaz Dr. – Pontious

MOTION: It was moved and seconded to *approve* the balcony addition, patio roof, lay new pavers, new retaining wall, new railing, artificial turf, and full windows.

Lakeside changes

Balcony addition

1. A 15.8' x 11.10' balcony addition will be added to the northeast lakeside of the residence.
2. A 17.4' x 10' covered patio will be created by installing a patio roof to the west next to the balcony addition.
3. There will be 3 column supports built to support both new structures.
4. Install a multi panel patio door on the lake side to match existing.
5. A single door, 3 windows and 2 sets of sliding doors will be installed.
6. The parapet, stucco, paint, corbels, and fascia will match the existing.

New fence/railing and retaining wall

1. A new railing will be installed to match the existing.
2. A new retaining wall will be installed to match the existing.
3. The setback to the lake edge from the retaining wall will be 6.5'.
4. The retaining wall and fence/railing will be 9' from the west shared property line.

Pavers

1. The existing pavers and fountain will be demolished.
2. Belgard Avalon slate pavers will be laid on the patio area and on the walkway to the dock.
3. The paver area will end 2.7' from the west shared property line.

Artificial Turf

1. Artificial turf will be installed on the lake side.
2. The artificial turf is 70 oz. face weight.

Motion passed.

MOTION: It was moved and seconded to *approve* the addition over the garage and new courtyard wall.

Street side changes

Courtyard

1. The Ficus trees will be removed.
2. The existing courtyard wall will be removed.
3. The existing columns and gate will remain.
4. A new 5' wall will be built with stucco and paint to match the existing.
5. Tile inserts will be added to the new courtyard wall to match the existing.

Addition over the garage

1. Construct a 22.7 x 21.9' addition over the existing garage.
2. A new window will be installed in line with the existing window.
3. Pop out detail will remain between the 2 floors.
4. The parapet, stucco, paint, corbels, and fascia will match the existing.
5. Over the garage door 2 small windows will be added to match the existing.
6. The original streetside setbacks will not change.

Full house exterior changes

1. Replace all windows with Western window system aluminum anodized bronze frames with a 2.25" visible glass to frame edge measurement.
2. The rosette window on the front of the house will be removed.
3. The transom window over the front door will be removed.
4. A decorative bottom pop out will be added to all the windows.

Motion passed.

Submittal #404220 – Widen and paver the driveway, rebuild columns and privacy wall, install lighting, granite– Bayview Estates

10401 N. 100th St #9. – Berkley

MOTION: It was moved and seconded to *approve* the widening and paver the driveway, rebuild columns and privacy wall, install lighting and granite.

The homeowners are requesting approval to widen the driveway, paver the driveway, rebuild columns and privacy wall, install lighting.

Widen the driveway

1. The 11.75" existing driveway will have 36" added to the width starting at the street entrance madding it a total of 14.75' wide.

Paver the driveway

1. The existing concrete driveway from the street toward the house will be removed. The entire driveway from the street toward the house will have Phoenix Townscape slate pavers installed in a 3-piece pattern.

2.The large rocks on the right of the driveway will be removed and the pavers start in that corner. The neighbors next door agreed.

Rebuild Columns

1.New 16” x 16” x 60” tall columns will be rebuilt on each side of the driveway. They will be stucco and painted to match the house.

Privacy wall

- 1.A 4.5’ tall privacy wall will be constructed on the south side of the house.
- 2.This wall will connect the house to the new column that is being built on the south side of the driveway.
- 3.The wall will be stucco and painted to match the house.
- 4.The planned pet gate and walls to support the gate will not be built.

Exterior lighting

Post lights on columns

- 1.Hinkley black post lights measuring 8.25” x 27.75” will be installed on each driveway column.
- 2.The fixtures have round glass tubes with square frames of black aluminum around.
- 3.The fixtures will have seedy glass and utilize 800 lumen light bulbs.

House fixtures

1. Hinkley Mist 1220SK small mount lantern aluminum satin black fixtures with seed glass panels will be installed.
2. These fixtures will be installed in the following locations: each side of the front door, one will be installed on each side of the exterior entrance to the hexagon shaped glass room, and 2 more on other exterior walls that face the lake.
3. The 4.75” x 15.5” clear acrylic outside cylinder and seedy glass inside panel lights are framed with satin black aluminum.
4. The fixtures will utilize 800 lumen light bulbs.
5. A flood light will be installed over the sliding doors on the lake side of the house.
6. The JJC LED motion sensor security flood light fixture in white or brown will utilize a total of 2000 lumen light bulbs.

Granite

1. Brown granite will be installed next to the driveway.

Motion passed.

Submittal #404231– RV Gate – Hillcrest

11054 E. Bella Vista Dr. – Piecuch

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

1. Two (2) columns and the stucco wall between them will be removed to install a same size as the stucco wall, 9’10” wide by 6’ tall RV gate on the 110th Way wall.
2. This was the same location an RV gate existed before the homeowners removed it.
3. The pillars will be rebuilt and reinforced to support the new gate.
4. The new rebuilt same size pillars will be painted Dunn – Edwards DE750 Bison Beige.
5. This custom-built gate will look the same as the side gate that exists on the west side of the house.

6. The frame will powder coated black and will be all metal with 1.5” tubing for posts and frame with 5/8” pickets with 4 horizontal flat straps to support the dark brown composite pickets.
7. The gate will have a self-closing mechanism and swing outwards per code.
8. As part of this project the Honeysuckle Sage plant will be moved to where the 2 red Yuccas are located.
9. The 2 red Yuccas will be moved to along the dry river rock stream that faces 110th Way.

Motion passed.

Submittal #402261– Increase driveway– The Estates

10685 E. Fanfol Ln. – Sobon

MOTION: It was moved and seconded to *approve* the newly installed portion of the driveway with the stipulation that it matches in hue and texture to the existing. The approval is subject to a staff approval of the transition of turf to driveway.

The driveway will be increased to 17' wide at the street side.

1. Four foot (4') of the lawn on the east side of the driveway will be removed to widen the driveway that is before the double and single garage doors.

This widening of the section of the driveway that is near the street will make this area 17' wide x 25' long.

Motion passed.

Submittal #404164 – Raise the wall – Suntree East

10472 E. Fanfol Ln. – Mendola

MOTION: It was moved and seconded to *disapprove* this submittal to raise the wall due to the step downs. The changes can be reviewed at the staff level.

Motion passed.

Submittal #402956 – Screening wall for pool equipment– Heritage Village IV

Heritage Village IV HOA

MOTION: It was moved and seconded to *approve* the screening wall for pool equipment at the Lake Serena pool as submitted.

An L shaped screening wall will be built for the pool equipment at the Lake Serena pool.

1. The short wall will be 4' x 4' tall.
2. The longer wall will be 10' long x 4' tall.
3. Both walls will be 8" deep.
4. Both walls will be stucco and painted to match the exterior wall.

Motion passed.

Adjournment: The meeting was adjourned at 5:35 p.m.