

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

April 13, 2022

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

Members

Present:	Michele Holzman	Chair
	Matt Metz	Vice Chair (via Zoom)
	Carolyn Wheelock	Member
	Richard Graff	Member
	Tom Mitchell	Member (via Zoom)

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Larry Schmalz	9639 E. Ironwood Dr.
	Chuck Ketcham	10853 E. Palomino Rd.
	Allison Colwell	Architect for Schmalz
	Hormoz Fallahi	9829 E. Cochise Dr.
	John Forsline	9986 E. Sunnyslope Ln.
	Kevin Cashman	9202 N. 96th Pl.
	John Hepsen	10265 E. Bella Vista Dr.
	Omar Shams	10742 E. Fanfol Ln.
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166
	Peggy Moran	Realtor for Lawton
	Zarina Walters	9348 N. 109th Pl.
	Satish Atla Gundappa	10308 E. San Salvador Dr.
	Stephen Schnurr	9959 E. Island Cr.
	Michael Ramsey	9755 E. Turquoise Ave.

Call to Order: Michele Holzman called the meeting to order at 3:35 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 23, 2022 meeting minutes as amended.

Motion passed. Matt Metz abstained.

Review of Submittals:

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

9202 N. 96th Pl.– Cashman

MOTION: It was moved and seconded to *approve* this submittal to construct a privacy wall under the newly approved 15.10' wide x 17.8' long x 13.6' tall gazebo/ramada.

1. The privacy wall will be constructed under the east side of the structure. It will be constructed of 2" x 4" studs with a pressure treated 2" x 4" "shoe" the wall resting on the concrete floor and secured to the top beam of the opening.
2. The exterior side of the wall facing the wash will be stucco and painted to match the body of the

Approved: _____

Architectural Meeting 4/13/2022

house.

3. The interior side will be barn board.
4. The privacy wall that is being built will be the complete width and height of the one open side of the rectangular ramada.
5. The ramada is 17.8' long. The wall will stretch from end to end.
6. The height of the posts are 9'. This will also be the height of the wall.
7. The roof trusses rest on top of the support beam.
8. The height of the ceiling or roof trusses from the floor is only 8' 1 5/8".
9. The height to the bottom of the support beam, which runs parallel to the back wall is 7' 2 7/8".
10. Since the rear wall will go up to this point, which is also the height of the privacy wall.
11. The height of the back yard wall is 6' 3".
12. Only 11 1/8" (less than 1 foot) of the wall will be visible from the back of the property.

Motion passed.

Resubmittal #406181 – Addition, sliding door– MV/Heritage Place
9348 N. 109th Pl. – Walters

MOTION: It was moved and seconded to *approve* the addition and sliding door based on the visible glass to frame edge measurement of the new window being the exact same visible glass to frame edge measurement of the existing windows.

An addition will be added on the back/west side of the house and add a multi panel sliding door. The addition will be built between the house and the existing play structure. The home's current lot coverage is 21%. After the addition, the total coverage will be 24%.

Addition

1. This 300 square foot addition will be added to the existing 2515 square foot house.
2. The addition is 16' x 11' x 9' tall and will be added 12' off the south corner incorporating some of the existing covered patio area to give them more living space.
3. This will be done by pouring a concrete slab with footings.
4. Two (2) new 6' x 6' posts for support will be added to covered patio on both sides of the new area.
5. A pitched roof will be constructed over the new area to match and tie into the existing.
6. The addition will have a 6' x 6' window added to the back/west wall and a 6' x 8' sliding door will be added to the north side of the new addition.
7. The addition will be stucco and painted to match the house.

Sliding door

1. An existing sliding door and window on the back of the house will be removed.
2. A new 11' x 8' multi panel sliding pocket door will be installed in that location.

Doors and window

1. The new doors and window will be black aluminum to match the existing.
2. Disclosures sent – 1 response in the packet.

Motion passed.

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

MOTION: It was moved and seconded to *approve* the new patio cover.

1. The 10' long x 8' high x 12' deep Alumawood lattice patio cover will be constructed on the rear/west of the house.
2. It will be constructed next to the existing patio cover on the south side of the existing patio cover.

Approved: _____

Architectural Meeting 4/13/2022

3. There will be only one new post.
3. The cover will be supported by the new post on the SE corner, a wood header attached to the wall above the sliding door and the end of the beam on the existing patio. It will be at or below the top of the existing cover, and under the tiles and the scupper. The new cover will not connect to the fascia of the existing cover.
4. A ledger board will be attached to the house above the sliding glass door (it will be painted to match the stucco) and the new pergola will be attached to the existing patio cover.
5. The end beam of the existing patio cover will be cut flush to connect the two.
6. The new patio cover will follow the same angle as the existing.
7. The end of the existing cover will be cut flat, and the pergola will be attached to that flat area with hidden anchors.
8. The color of the new lattice patio cover will be Desert Sand which is the closest color to the house paint.
9. This patio cover will be 30' from the west, 37' from the south and 68' from the north shared walls.

Motion passed. Matt Metz abstained.

Submittal #408481 –Paver walkways, driveway– MV/Heritage Place

10853 E. Palomino Rd.– Ketcham

MOTION: It was moved and seconded to *approve* this submittal to lay pavers in the front courtyard, driveway, walkways, and side of the house.

Holland 7.87 in. L x 3.94 in. W x 2.36 in. H 60 mm 3 Tone Brown Concrete Pavers will be installed.

Front courtyard

1. The 7' x 9' bare ground area in the front courtyard will be covered with the pavers.

Front walkway

1. The existing concrete will be removed.
2. The existing walkway footprint that is 27' long and the 20" ground area on both sides of the walkway will be covered with the pavers.
3. This will include the walkway from the driveway to the existing front door walkway.

Driveway

1. The existing concrete driveway will be removed. The pavers will be laid in the same footprint.

New walkway

1. A new walkway will be laid on the south/left side of the garage.
2. This walkway will extend 11' to the shared property line and 14' deep to the side gate.
3. This walkway will be laid from property line to the driveway and side gate.
4. It will be 4' wide at the front of the garage next to the driveway.

Motion passed.

Resubmittal #385596–Trees planted – The Estates

10742 E. Fanfol Ln. – Shams

MOTION: It was moved and seconded to *disapprove* the Olive tree planted on the far right of the property, 11' from the right/east and 13' from the inside edge of the sidewalk/south. The tree is to be removed or relocated immediately. The homeowner may submit for approval of this tree in a new location that meets the 15' setback requirements from all property lines.

The Olive tree that is planted on the left/west side of the property is approved as it meets the setback requirements.

Motion passed.

Approved: _____

Architectural Meeting 4/13/2022

Submittal #405405– changes stucco, paint, courtyard, gates, walkways, additional parking, lighting, ramada, shed, fireplace with wall, ring doorbell, mailbox, landscape, landscape lighting – Mirador

9639 E. Ironwood Dr. – Schmalz

MOTION: It was moved and seconded to *approve* this submittal for the shed with the following variance that is granted.

- The variance, allowing the shed over 7’ tall to be installed without requiring a stucco surface to match the house, was granted because:
 - The shed is not visible from the street.
 - The shed will be visible only from the neighbor to the south, but the common wall fence is 6’ in height, which will block neighbor’s view of sidewall of the shed and also block neighbor’s view of most of the front/back walls of the shed. The shed must still be painted to match the color of the home.
1. A 14’ long x 8’ wide x 7.10’ tall Sundance Series SR-600 Tuff Shed will be installed in the back yard.
 2. The shed will be installed 5’ from the south shared wall.
 3. The shed will have a door that opens to the back/west side of the property.
 4. The shed will sit on a platform of galvanized steel.
 5. The body of the shed and the trim will be painted to match the house.
 6. The roof will have the same roof tiles installed to match the roof of the house.
 7. There will not be any lighting fixtures.

Motion passed. Matt Metz and Tom Mitchell opposed.

MOTION: It was moved and seconded to *approve* the changes stucco, paint, courtyard, gates, walkways, additional parking, lighting, ramada, fireplace with wall, ring doorbell, mailbox, landscape, landscape lighting as follows.

Changes to the house

The decorative corbels will be cut off. The block frame/pop outs around windows will be removed on the front/east and left/west sides of the house. At completion, the property will have a total of 32% lot coverage.

Stucco

1. The entire house, walls and mailbox will be sand smooth stucco.

Paint

1. The entire house will be painted Dunn – Edwards Palette 04-15.
2. The body, pop outs, garage door, courtyard wall and mailbox will be painted Dunn – Edwards DEC744 Celtic Linen.
3. The wood trim will be painted Dunn – Edwards Wood Trim Only: DET681 Moderne Class.

Roof

1. A new roof will be installed. Eagle #576 Topanga conventional Capistrano roof tiles will be used.

Courtyard

1. Remove the existing courtyard wall in the front of the house. The wall will be 5’ from the south shared property line.
2. The wall will then turn west with a jog and continue again at the 5’ shared property line and tie in with the corner of the house.
3. Install a new 7’ high CMU courtyard wall that will be stucco and painted to match the body of

Approved: _____

Architectural Meeting 4/13/2022

the house.

4. There will be a pop out on the top of the new wall and columns.
5. New CMU pillars will be built to support the gate.
6. A double door opening custom wood and black iron First Impressions 4' gate will be installed.
 - a. This gate will have straight lines and circles across the top.
 - b. The lower section will have solid wood backing with the wrought iron in front.
 - c. The top section will not have any wood.
 - d. A semi-transparent stain/coating Dark Asher will be done.
7. Three (3) 7' tall Black powder coated wrought iron vine trellises will be mounted on the front exterior of the new courtyard wall.

New wall

1. A 6' CMU screen wall will be built on the north side of the house for the trash.
2. This new screening wall will be stucco and painted to match the house.

Additional Gates

1. A new CMU Pillar will be built next to the south side gate.
 - a. A new 4' main gate to match the existing will be installed.
 - b. The gate will be the same height as the wall.
2. The existing gate on the north side of the house will have the metal refinished and the wood replaced.

Walkways/Pavers/Additional parking area

1. The homeowners are reusing existing pavers/products, we do not have a brand.
2. The existing front concrete walkway will be removed.
 - a. The newly paver front walkway will be 5.3' wide and reach from the street through the courtyard to the front door.
3. Pavers will be laid on the right side of the property to create an extra parking space.
 - a. The pavers will be laid 2' from the shared property line and extend 8.5' wide connecting to the existing driveway and continue through the side gate to the back.

Lighting

1. A total of 5 Modern forms black gate lights Ws W17912-BK will be installed on the house.
2. Each fixture is 6" long x 7.13" wide x 12.19" tall. Each fixture is 555 Lumens.
3. Two (2)– will be installed on the new courtyard pillars, one on each pillar.
4. One (1) will be installed on the north side of the house.
5. One (1) will be installed on the south side of the house at the side gate.
6. One (1) will be installed on the on the house next to the driveway.

Ramada

1. A 15.110' x 15' x 12' tall ramada with 16" CMU and rebar columns which will be stucco and painted match house.
2. The ramada will be 16.11' from the north shared wall and 14' at the furthest end and 7.9' at the closer end from the west shared wall.
3. The gable roof with roof tiles and fascia board will be the same as the house.
4. It will have a solid wood fascia beam at the 8' height.
5. A ceiling fan will be installed.

Fireplace

1. 7.2' tall x 5.6' CMU brick wall will be constructed on the interior side of the courtyard wall.
2. This area will offer bench seating and a fireplace hearth.
3. The 2.9' wide x 5.6' tall fireplace wall will have an open fire box with ceramic logs and a spark arrestor.

Ring doorbell

1. A ring doorbell will be installed on the left side of the front door.
2. The view captured will be that of the courtyard and the new courtyard wall that will be built.

Mailbox

1. The brick bump out will be removed.
2. A new Salsbury Model #4145P-WHT mailbox will be recessed into the block.
3. New house numbers will be installed vertically.

Landscaping

1. Three (3) Sago palms (grows 3' - 10' tall) will be planted in the back, 3 salvaged palms will remain, 3 Cycas Revoluta sago palms (grows 10' tall) will be planted in the courtyard.
2. A Mexican Red Bud will also be planted in the new courtyard 16.8' from the inside edge of the sidewalk, 32.6' from the right shared property line (grows 10'-15' tall),
3. The following low-lying plants will be installed – Blue flame agave, Twin flower agave, Agave Parri, Aloe blue elf, Aloe Barberie, Aloe Coral aloe, Bulbine orange, Peruvian apple cactus, Texas sotol, Desert Spoon, Candelilla, Totem pole cactus, Blue myrtle cactus, Slipper plant, Pale leaf yucca, Bougainvillea, Silver bush, African iris, Hop seed bush, Blue bells, Spanish lavender, Texas sage, Dwarf elephant food, Huntington rosemary, Prostratus creeping rosemary, Coral fountain, Gold star trumpet bush, Crimson flare trumpet bush, Lantana, Elephant food, Purple heart, Four nerve daisy, Bougainvillea, Creeping fig, Lady Banks rose.
4. Steel edging 3/8" will be utilized.

Landscape lighting

1. All the landscape lighting is LED low wattage.
2. Fourteen (14) FX Luminaire HC 15" x 3.62" path lights.
3. Eight (8) FX Luminaire NR 8" x 2.5" up lights.

MOTION: It was moved and seconded to *disapprove* the 1 FX Luminaire VL hanging 2' x 4.5" down light. The solar lanterns can be submitted and reviewed on the staff level.

Motion passed.

Submittal #408501 – Landscape, landscape lighting, walkway– Tierra Vista

10308 E. San Salvador Dr. – Gundappa

MOTION: It was moved and seconded to *disapprove* this submittal at this time. The homeowner is requested to resubmit with the updated changes to the plan. All landscape elements should be shown on the plan, including trees and bushes that will remain as well as new trees and bushes proposed. The homeowner is also asked to supply the address of the neighbor who has the steel edges installed in their landscaping. That will allow the ARC committee to do an on-site visit.

Motion passed.

Submittal #409336– Shared mailbox– Tierra Vista

10285 E. Bella Vista Dr. – Lawton

MOTION: It was moved and seconded to *approve* this shared mailbox structure.

1. The structure has a tall post with mailboxes mounted on same size side shelves.
2. The black house numbers are on separate vertical white plates that are installed on the upper half of the post.

Motion passed.

Submittal #405559 – Shared mailbox– Tierra Vista

10265 E. Bella Vista Dr. – Hepsen

MOTION: It was moved and seconded to *approve* this shared mailbox structure.

1. The structure has a tall post with mailboxes mounted on same size side shelves.
2. The black house numbers are on separate vertical white plates that are installed on the upper half of the post.

Motion passed.

Submittal #409688 – Edison Lights - Mission Monterey

9986 E. Sunnyslope Ln. – Forsline

MOTION: It was moved and seconded to *disapprove* the Edison lights as installed. The homeowner is to tuck the wire behind the fascia and resubmit with the changes. This can be reviewed on the staff level.

Motion passed.

Submittal #409728 – Awnings, roll shades- Lakeview Estates

9959 E. Island Cr. – Schnurr

MOTION: It was moved and seconded to *approve* the awnings and roll shades.

There will be 2 motorized vertical roll shades, 3 manual vertical roll shades, and 1 motorized lateral arm retractable awing installed.

Lower grill area

1. #1 A 17' retractable awning on the south/lake side of the house has been removed during construction and will now be replaced.
2. #2 An old awning was on the west side of the house at the south corner next to the column. It was removed during construction. It will now be replaced with a 6' x 10' shade.

New locations

1. #3 An 18' shade will be installed on the east upper deck on the south/lake side of the house that will extend from the ceiling to the railing.
2. #6 An 18' shade will be installed on the east lower deck on the south/lake side of the house.
3. #4 On the east side of the house, an 8.6' x 6' shade will be installed on the upper deck.
4. #5 Also, on the east side of the house a 6' shade will be installed on the upper deck.
5. #7 A traditional 5' box awning with a 6" rigid valence will be installed over the sliding doors behind the privacy wall on the east side of the house.
6. Previous pictures of the house have been added to show the awnings that were on the house.

Colors:

1. The roll shades will be Sunbrella fabric in the color Tumbleweed. The shade housing metal box will be mocha.
2. Awnings #1 and #1 will be Sunbrella Tesco Birch.
3. The straight edge valences on the awnings will be 6" long.

Motion passed.

Submittal # 411156– Pavers, artificial turf– Ensenada Del Oro

9829 E. Cochise Dr. – Fallahi & Sorrentino

MOTION: It was moved and seconded to *disapprove* this submittal as presented. The homeowner is to come back with a scaled drawing incorporating the distance to all property lines for all the paver and artificial turf areas and include the existing trees.

Approved: _____

Architectural Meeting 4/13/2022

Motion passed.

Submittal #412120 – Ficus 30 plants – Mirador

9755 E. Turquoise Ave. – Ramsey

MOTION: It was moved and seconded to *disapprove* the 30 planted Ficus trees as they do not meet the required setbacks from the party wall. The trees are to be removed immediately.

Motion passed.

Submittal #407120 – Relocate basketball hoop, resurface court– Andalusia III

9155 N. 106th Pl.– Wise

MOTION: It was moved and seconded to *approve* the new location of the basketball hoop and the resurfacing of the court.

1. The new court colors are green, blue, and white.
2. A new basketball hoop will be installed on the north end of the sport court facing the south.
3. The new Dominator aluminum and black adjustable from 7'-10' aluminum post will be installed 7' from the east 6.2' tall privacy wall.
4. The board is clear with aluminum trim.
5. The hoop is orange, and the net is white.

Motion passed.

Submittal #408823 – Paint the business buildings – Overwatch Mercado SPVEF

10245 E. Via Linda Blvd– Overwatch Mercado SPVEF

MOTION: It was moved and seconded to *approve* this paint request.

The business suite buildings will be painted as follows.

1. The body and columns will be painted Dunn - Edwards DE6205 Stucco Tan.
2. The wood trim, window frames and doors will be painted Dunn - Edwards DET680 Espresso Macchiato.

4. Flat and satin paint samples have been provided. The committee will allow the applicant to choose the finish.

Motion passed.

Submittal #411180– Paver driveway, gate– Haciendas Del Lago

9809 E. Topaz Dr. – DeSanto

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

Driveway

1. The existing concrete driveway will be removed.
2. A travertine driveway will be installed that will match the existing Travertine paver walkway.

Gate

1. The wrought iron gate was replaced with an iron and wood gate with a speakeasy grill.

Motion passed.

Submittal #412045– Sliding patio door– Tierra Vista

9269 N. 102nd St. – Stewart

MOTION: It was moved and seconded to *approve* the sliding patio door on the condition that all the windows and sliding door frame colors match.

1. The existing windows and sliding door under the covered patio will be removed and install a new sliding door will be installed.
2. The new bronze door will be 15.8' wide x 7.5' tall.
3. The new door will be AnlinXtru Titanium Dioxide infused vinyl extrusion multi panel sliding door.
4. A new header will be installed, and some electrical will be re-routed to install the door.
5. The area around will be stucco and painted to match the existing.

6.

Motion passed.

Submittal #412441 – Adjust paint specifications – Mountain View Village

Mountain View Village HOA

MOTION: It was moved and seconded to *disapprove* this request to adjust the current paint palettes of allowing the wood trim only colors on the palettes to be used on the stucco trim and edging. The Mountain View Village HOA is to continue to use the current palettes as approved.

Motion passed.

Submittal #412717 – Remove grass, install granite – Andalusia II

9905 E. San Salvador Dr. - Flanery

MOTION: It was moved and seconded to *disapprove* the rock and granite as installed. The black polished river rock's smooth, shiny texture is inconsistent with the character of the neighborhood and the other rock. The white/pink/gray color granite is approved as installed.

Motion passed.

Submittal #413437 – Solar generator – Tierra Vista

9242 N. 102nd St. - Walsh

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

1. The home was hit by lightning and fried all their electrical.
2. The generator will power the pool filter and irrigation system.
3. The generator will be on location potentially 4-6 months.

Motion passed. Matt Metz and Tom Mitchell opposed.

Open Discussion

Umbrella language

The umbrella language discussion for the use of umbrellas in the front yards will be continued at the next meeting.

Landscape language

The landscape language discussion relating to Ficus trees will be continued at the next meeting.

Adjournment: The meeting was adjourned at 5:42 p.m.

Approved: _____

Architectural Meeting 4/13/2022