

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

April 27, 2022

Held In-Person and Via Zoom

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

Members

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

Staff Present: Kathe Barnes Executive Director
Diane Botica Architectural Liaison

Others

Present: Pamela Chambers 10503 E. Fanfol Lane (via Zoom)
Rana & Ross Landreth 10235 E. Cochise (via Zoom)
Ori Brown 10248 E. San Salvador (via Zoom)
Byron & Colleen Schwab 9829 E. Cochise Dr. (via Zoom)
Patricia McCarthy 9709 E. Mountain View Rd. #1630
Mike Entzminger 11021 E. Bella Vista Dr.
Paul MacDougall 10080 E. Mtnview Lake Dr. #166 (via Zoom)
Greg Fuller 9885 E Cinnabar Ave.
Steve Grady 10158 E. Topaz Dr.

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 April 13, 2022 meeting minutes as amended.

Motion passed.

Review of Submittals:

Resubmittal #360057–Addition, part windows with 2 year and a new iron entry door–Hillcrest

11021 E. Bella Vista Dr. – Entzminger

MOTION: It was moved and seconded to *approve* this resubmittal for a partial window replacement with the stipulation that the balance of the existing white windows will be replaced within 2 years with the identical windows that are now being installed.

Windows and Doors

- a. The remaining windows and doors on the south/rear of the house have been replaced.
- b. The existing sliding doors and windows under the west covered patio were removed. A 24’ long set of accordion doors was installed.
- c. Aluminum Arcadia products were installed.
- d. The new windows and doors are all oil rubbed bronze.
- e. The new bronze windows have a visible glass to frame edge measurement of 2.25.”
- f. All the remaining windows on the rest of the house are white.

Approved: _____

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g. The existing white windows have a visible glass to frame edge measurement of 1.5.”

Motion passed.

MOTION: It was moved and seconded to *approve* this resubmittal for an addition and new front entry door.

Addition

- a. The southeast corner of the house has been remodeled. Part of the remodel is to enclose the 242 sq feet of cover patio to create an exercise room and enlarge the master bath.
- b. On the east wall of the now enclosed covered patio a half circle window has been installed. The window will line up with the other half circle windows on this wall.
- c. On the south/rear side of this addition, a set of windows will be added to the master bath and a set of doors will be added to the exercise room.
- d. The setback measurement of 10’ to the east remains.
- e. The new setback measurement to the south is 31’.

Front Door

- a. An oil rubbed bronze Iron Doors Arizona entry door will be installed.
- b. The entry doors will have squared designs of a square in a square, all with a slight arch to the top of the squares.
- c. This design will be installed within the glass.
- d. The transom window will also be replaced with the front door.

Motion passed.

Resubmittal #363630 –Reduce step back to 1.5’ courtyard, gates– Mirador

9885 E. Cinnabar Ave. – Fuller

MOTION: It was moved and seconded to *not take any action on* this resubmittal to allow the Fullers and the Schulbys to meet in order to find a compromise to the placement of the wall. If an agreement can be reached between the 9885 and 9905 E. Cinnabar Ave. residences for the wall closest to the east edge of the property, this can then be reviewed at the staff level.

Motion passed.

Submittal #417463– Reduce 2 balconies– Las Brisas

10158 E. Topaz Dr.– Grady

MOTION: It was moved and seconded to *approve* the reduction of 2 balconies.

Balconies

1. Both balconies will be cut reduced to 1 - 1.5' in depth.
2. The balustrades will be replaced with Fiber Thane balustrades that are less weight.
3. The corbels will be reduced in size with the design kept intact.
4. The new Juliet balconies will be stucco painted to match the existing.

Motion passed.

Resubmittal #396978–Lakeside landscape, terraced walls, artificial turf, steps, handrail– Unit 8

10235 E. Cochise Dr. – Landreth

MOTION: It was moved and seconded to *approve* this submittal to landscape, install artificial grass and build retaining walls on the lakeside of the property.

Artificial Grass

1. All of the grass on the lakeside of the property will be replaced with 1450 square foot of artificial grass. Turf Depot 80 oz. face weight field green with olive and thatch artificial turf will be installed.

Granite

1. .5" minus Palamino Gold granite will be installed around the trees and under the bushes.
2. Granite will surround the tree within the border.

Handrail

1. An aluminum 35.8" long x 35.2" tall handrail will be installed at the first retaining wall next to the new 3 steps being installed.
2. This handrail must match the color of the existing handrails on the home.

Retaining walls

1. Each retaining wall will be made of 8" CMU block.
2. The new retaining walls will match the body of the house and the existing planter wall's stucco and paint.
3. The cap of the retaining walls will be stucco and painted to match the house.
4. The existing lawn area on the west side of the property will have the following changes.

Red bricks

1. All areas stating red bricks will utilize 4" x 8" red bricks.
2. The existing trees will be framed with the same red brick.

West side of the property.

First retaining wall

1. A 16" tall retaining wall will be built across the front of this section.
2. An area of 1450 square foot of the artificial will be installed.

Second retaining wall

1. A 24" high retaining wall will be built across this section. It will be installed around the existing tree and frame the side of the new steps.
2. Next to the existing flagstone steps, 3 – 6" tall concrete steps will be installed.
3. The area of 950 square foot of the artificial turf will be installed and will extend from the west shared property line to the concrete framed garden bed.
4. Infront of the existing tree, a red brick border will be installed 5' long. The pavers will be flush with the grass.
5. On the interior/east end of this wall, 4 - 10" tall steps will be installed.

Third retaining wall

1. A 48" tall retaining wall will be built across the section. It will extend to the top of the existing flagstone steps.
2. An area of 300 square foot of the artificial turf will be installed. It will extend from the west shared property line to the top of the existing flagstone steps.

Above the terraced levels

1. The 1100 square foot area above this section next to the house will have the artificial turf installed from the bushes to the pool decking.
2. The existing tree will be framed with red brick. Granite will surround the tree within the border.
3. The bushes will remain. A red brick border will be installed along the line of bushes.

East side of the property

Approved: _____

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Retaining wall

1. A 24" high retaining wall will be built across this section.
2. This retaining wall will extend from the existing second step to the edge of the property on the east side.

Brick edge

1. Seventy (70) linear foot red brick border will be installed along the property line.

All existing retaining walls will be repaired, stuccoed, and painted.

Motion passed.

Submittal #417419 – Landscaping, landscape lighting – Tierra Vista

10248 E. San Salvador Dr. – Ori-V Home Restoration LLC/Brown

MOTION: It was moved and seconded to *disapprove* the landscape as installed. The metal bands are to be removed immediately. The homeowner is to resubmit with a landscape plan to relocate the existing plants which can be approved on a staff level.

Motion passed.

Submittal #413759– Raise the wall, build a dog run– Catalina

9009 N. 104th Pl.– Schwab

MOTION: It was moved and seconded to *approve* this submittal to build a dog run and raise the wall with a modification.

Raise the wall

1. The rear/south wall will be increased across the entire back of the property except for the span of wall between the 2 palm trees.
 - a. In this section the metal view fence will be removed.
 - b. One (1) course of brick will be installed.
 - c. The metal view fence will be reinstalled on top of the brick.
2. The rest of the wall will be increased to be the same height as the newly adjusted section which is 66”.

Build a dog run

1. The dog run will be on the west side of the house behind the wall.
2. It will not be visible over the front wall.
3. It will be installed between the central air conditioning system and the outdoor shower.
4. The first section of the dog run will be 5’ wide x 12’ long and 36” tall.
5. It will extend out into the area of artificial turf and then turn 90 degrees north and extend another 12’.
6. The structure will be made of gauge mesh/steel in the color Dynasty Marquee Grant Gray.
7. The structure opens from the top and side.
8. The top will be made of mesh also.
9. The distance from the new dog run to the walls – 12’ to the west and 12’ to the north.

Motion passed.

Resubmittal #408501 – Landscape – Tierra Vista

10308. E San Salvador Dr. – Gundappa

MOTION: It was moved and seconded to *disapprove* the diagonal planter area. The metal bands are to be removed immediately. The homeowner is to resubmit with a landscape plan to relocate the existing plants which can be approved on a staff level.

Motion passed.

MOTION: It was moved and seconded to *approve* the rectangular metal raised planter in the main entrance.

Front entryway

1. A 5' x 15' x 6" tall steel-edged raised planter will be installed on the left side of the walkway.
2. Three blue agave and Mexican beach pebbles will be installed in the planter.

Motion passed.

Submittal #417466– Magnets on garage door– Casa Del Cielo

9275 N. 101st St.– Boyd

MOTION: It was moved and seconded to *disapprove* the magnets installed on the garage door as they are not consistent with the character of the community.

Motion passed.

Submittal #417467 – Paint– Tierra Vista

9176 N. 103rd Pl.– Wilson

MOTION: It was moved and seconded to *disapprove* the back wall of the house that is painted Terra Cotta yellow. The color is not part of the Scottsdale Ranch approved color palettes. The homeowner is to repaint this wall with the approved body color that the rest of the house is currently painted.

Motion passed.

Submittal #417737 –Artwork– Racquet Club

9705 E. Mountainview Road– Racquet Club HOA

MOTION: It was moved and seconded to *approve* this submittal to replace 2 plants with iron artwork.

1. The existing agave plants in the planters at the 9705 E. Mountainview Road entrance.
2. The copper patina iron agave sculptures measure 40" tall x 36" wide.

Motion passed. Matt Metz and Carolyn Wheelock opposed.

Open Discussion

Umbrella language

The committee has decided to keep the umbrella language as it is currently.

Landscape language

The committee has decided to review this language regarding trees at a later date.

Play structure language

The changes to the play structure language will be addressed at the time the architectural rules are being reviewed.

Variances

The committee has decided no additional language is required at this time.

Approved: _____

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Adjournment: The meeting was adjourned at 5:37 p.m.

Approved: _____

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