

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

July 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 (via Zoom)
Carolyn Wheelock Member (via Zoom)
Pamela Chambers Member (via Zoom)
Tom Mitchell Member

Staff Present: Kathe Barnes Executive Director
Diane Botica Architectural Liaison

Others

Present: Robert Polonsky 10860 E. San Salvador Dr.
Andrea & James Ntapolis 10522 E. Bella Vista Dr.
Leo Canale 10645 E. Mission Ln.
Robin Gallagher 9240 N. 105th Pl.
Jon Griffin 9240 N. 105th Pl.
Paul MacDougall 10080 E. Mountainview Lake Drive (via Zoom)
James Deyo 9848 E. Cinnabar Ave. (via Zoom)
Pat Collins 10570 E. Saddlehorn Dr. (via Zoom)
Deb Fitz 10401 N. 100th St. #1 (via Zoom)

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 July 13, 2022 meeting minutes.

Motion passed. Matt Metz and Tom Mitchell abstained.

Review of Submittals:

Resubm. #401186– Enclose deck patio, install 2 windows, replace garage doors– Andalusia III
10636 E. Mission Ln. – Zheng & Hu

MOTION: It was moved and seconded to *approve* this submittal to enclose the deck patio, install 2 windows and replace the garage doors.

Enclose deck patio

1. The homeowners are requesting approval to enclose the existing covered patio on the second floor, in the front of the house.
2. The patio enclosure will be done using the same materials as existing.
3. A window matching the existing window on the left/west side of the house will be installed in the center of the newly enclosed street side wall.

Approved: _____

Architectural Meeting 7/27/2022

4. This window will have the same triple pop out detail as the existing window on the left/west front of the house.

Windows

1. Crestmark vinyl single hung white frame windows with grids will be installed.
2. The visible glass to frame edge measurement for the new windows is 1.75”.
3. The existing white vinyl windows have a visible glass to frame edge measurement of 1.5”.

Window addition

1. An additional window will be added to the recessed wall between the existing window on the west end of the house and the newly enclosed upper patio window that is being installed.
2. One (1) window already exists on this recessed wall.
3. A second identical matching window will be installed next to the existing.

Replace garage doors

1. All 3 garage doors will be replaced.
2. Clopay Gallery Collection steel Ultra grain walnut long raised deep panel garage doors will be installed.
3. The garage doors will not have any windows.
4. The hardware will be black.

Motion passed.

Resubm. #428178 – Driveway extension, paver driveway, driveway, walkway, landscape – Catalina

10522 E. Bella Vista Dr. – Ntapolis

First motion was withdrawn by maker and replaced with below:

MOTION: It was moved and seconded to *disapprove* this submittal, giving the staff authority to review the revised plans to ensure they have incorporated the stipulations have been brought by the committee.

Remove white granite, a decrease in the width of the RV driveway, should be the same width as the RV gate, reduce the driveway expansions on both sides, move the century plants into the brown granite more in order to setback from sidewalk, provide a minimum of a 5’ setback from property line for Italian cypress, removal of the white globes, and a different fountain can be approved at a later date.

Motion passed.

Subm. #429965 – Patio cover, lighting – Suntree East

10570 E. Saddlehorn Dr. – Collins

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

Patio Cover with extension

1. The existing 7’ wide x 20’ long x 10’ high patio cover on the east side of the house has been removed.
2. A new same size patio cover will be constructed with an additional 4’ long x 7’ wide x 10’ high section to fill a gap that was never covered.
3. The new patio cover and new section will tie into the existing wood beam.
4. The roof will be the same rolled roof, with the same wood soffit as previous, and painted to match the house.
5. There will be 2 - 4” x 6” finished wood posts anchored to the concrete. The posts will be painted to match home exterior - identical to what it previously was.

Approved: _____

Architectural Meeting 7/27/2022

6. The ceiling will be wood.
7. This patio cover will be approximately 4' from the right/east shared wall and approximately 24' from the back/north shared wall.

Patio cover lighting and ceiling fan

1. Six (6) can lights will be recessed in the ceiling and a dimmer as well as a ceiling fan.

House lighting

1. The existing house lighting will be replaced.
2. Four (4) fixtures will be installed.
3. Three (3) bar fixtures will be installed.
 - a. These 47" long x 2.125" wide fixtures are black and silver bar lights
 - b. Each of these fixtures is 230 lumens.
 - c. One (1) will be installed at the front door.
 - d. Two (2) will be installed on the side patio.
4. The garage light will be replaced with 1 vertical rectangular black/bronze fixture.
 - a. This fixture will be a 4" x 4" rectangle with a length of 15", the color black and 230 lumens.

Motion passed.

Subm. #432590 – Roof, Solar, paint– Catalina

9240 N. 105th Pl. – Gallagher

MOTION: It was moved and seconded to *approve* the roof, solar and paint.

1. Roof replacement
2. The existing solar water heater will be removed from the roof.
3. Two (2) different types of materials will be used for the roof replacement.
4. The entire roof will be replaced with Eagle #3689 Brown Range Capistrano concrete roof tiles.
5. These tiles are currently not installed on any homes in Catalina.
6. The areas where the solar panels will be installed will have Owen Corning Oakridge shingles in the color Teak. These will not be visible.

Solar panels

1. Forty-two (42) Tesla solar panels will be installed.
2. Twenty-eight (28) panels will be installed on the back/northwest side of the pitched roof.
3. Fourteen (14) panels will be installed on the front/northeast side of the pitched roof over the garage.
4. There will be a 3" gap between the roof and the panel.
5. The conduit will be ran through the roof.
6. The conduit section that will meet the juncture box will be painted to match the house.
7. The juncture box is mounted on the north side of the garage.
8. The solar affidavit has been sent.

Paint

1. The entire house will be painted Palette 17-15.
2. The body, pop outs, garage door and pony wall will be painted Dunn – Edwards DEC740 Sandcastle.
3. The wood trim will be painted Dunn – Edwards Wood Trim Only: DE6230 Center Ridge.

Motion passed.

Approved: _____

Architectural Meeting 7/27/2022

Subm. #435903 – Commercial signage - Hear USA– The Mercado

10135 E. Via Linda – Hear USA at the Mercado

MOTION: It was moved and seconded to *approve* this submittal with the exception of the obscure vinyl which will be installed over the full glass for privacy on these windows. The applicant is to come back to the committee with a review with a physical sample.

Wall signage

1. The existing wall signage will be removed.
2. The new signage will be dual face lit/halo lit channel letterset signage in the colors Pantone 2665C and white will be installed.
3. The returns are pre-coated white aluminum coil.
4. The existing wall letters and logo are 2' x 9'.
5. The new wall letters and logo are 1' 10.75" tall x 8' long.

Window signage

1. The existing vinyl will be removed from the full-size storefront windows on each end.

Door Signage

1. The existing vinyl on the entry door will be removed.
2. New obscure vinyl will be installed over the full glass for privacy on the entry door.
3. The name and contact information will be installed below the logo.
4. The logo will be placed 5' high from the bottom of the door.
5. The transom and sidelights will remain clear.

Monument Signage

1. New signage will be added to the existing monument on Via Linda.
2. These vinyl graphics will be laser cut aluminum painted white to match the surface, with the lettering and logo painted Pantone 2665C.
3. This signage is 1' 10.75" tall x 8' wide.

Motion passed.

Subm. #436119 – Stone accent – MV/Heritage Place

10860 E. San Salvador Dr. – Polonsky

MOTION: It was moved and seconded to *approve* the stone accent as presented.

The homeowners are requesting approval to install veneer stone to the front of the house.

1. The 2 open center rectangular columns on both sides of the entrance will have Autumn Sunset Ledge veneer stone applied.
2. The center openings will remain.
3. The top of the stone will finish flush and not taper as the neighbor's stone tapers.
4. The neighbors at 9297 N. 110th St. have the same house with stonework done in the same application.

Motion passed.

Subm. #437059 – Stone accent – Mirador

9848 E. Cinnabar Ave. – Fetting

MOTION: It was moved and seconded to *approve* the stone accent as presented.

1. The existing Saltillo tiles will all be removed.
2. The pop outs will stay.
3. Southern ledgestone in the color Wolf Creek will be installed.
4. Stone will be installed on the on all sides of the pillars, around front entrance, on the pony wall and shared mailboxes.
5. The garage pillars will be built out 6” and wrapped on all sides.
6. The shared mailbox structure will have stone added below the mailboxes.

Motion passed.

Open Discussions:

MOTION: It was moved and seconded to recommend to the SRCA Board that the following changes to the Architectural Rules regarding variances be accepted and allowed as follows.

Page 20 Variances section removed.

Page 34 Remove the last sentence.

Variances Page 41

Pursuant to Article IV, Section 5 of the CC&Rs, the Architectural Committee may, in connection with its review of any matters submitted to it and in extenuating circumstances, grant variances from the restrictions set forth in Article IV of the Declaration or in any Tract Declaration if the Architectural Committee determines in its discretion that a restriction would create an unreasonable hardship or burden on an Owner or Lessee. To determine if such a hardship exists, the Architectural Committee will evaluate whether:

- a) The property has unusual characteristics not found on neighboring or similar style properties.
- b) The unusual characteristics are inherent to the property, not the result of actions or omissions by the current or prior Owners; and
- c) Granting the variance will not have any substantial adverse effect on the Owners, Lessees and Residents of Scottsdale Ranch and is consistent with the high quality of life intended for residents of Scottsdale Ranch.

The Architectural Committee does not intend to grant a variance solely for the purpose of reducing the cost of compliance with the Rules and Guidelines in the absence of unusual characteristics on the property that are not the fault of the Owner. The documentation of any variance granted will clearly state the unusual characteristics upon which the variance is based.

Adjournment: The meeting was adjourned at 4:47 p.m.

Approved: _____

Architectural Meeting 7/27/2022