

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

August 10, 2022

Held In-Person and Via Zoom

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

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

**Members**

**Absent:** Pamela Chambers Member

**Staff Present:**

Kathe Barnes Executive Director  
Diane Botica Architectural Liaison

**Others**

**Present:** Deb Fitz 10401 N. 100th St. #1 (via Zoom)  
Matthew Meaney Architect for Fitz (via Zoom)  
Corey Hunter 10105 E. Doubletree Ranch Rd. (via Zoom)  
Erin Hunter 10105 E. Doubletree Ranch Rd.  
Lori Berghorn 9994 E. Vogel Ave. (via Zoom)  
Paul MacDougall 10080 E. Mountainview Lake Drive (via Zoom)  
Aymie Berkley 10401 N. 100th St. #9 (via Zoom)  
Dustin Austin Contractor for Gregg Smith  
Bob Seaton 10401 N. 100th St. #6  
David Turk 9987 E. Sunnyslope Lane

**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.

Brief pause in meeting due to technical difficulties. Resumed at 3:48 p.m.

**Approval of**

**MOTION:** It was moved and seconded to approve the July 27, 2022 meeting minutes.

Motion passed.

**Review of Submittals:**

**Subm. #440271 – Patio cover, Column modifications, Overhang, Column modifications, Full Windows, Sliders, Entry door, Paint, Light fixtures– Bayview Estates**

10401 N. 100th St. #1– Fitz. Mount

**MOTION:** It was moved and seconded to *approve* this submittal for a patio cover, overhang, column modifications, full windows, sliders, entry door, paint, and light fixtures.

Approved: \_\_\_\_\_

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#### Paint

1. The entire house will be painted. The body, pop outs, wood trim, garage doors and sea wall will be painted Dunn – Edwards DEW325 Vanilla Shake.

#### Full Windows & Sliders

1. All of the existing windows will be replaced. All windows will be replaced with the same size and in the same location except for those listed below.
2. JELD-WEN Auraline bronze composite windows without grids will be installed.
3. Replace Hacienda windows – 2 in the turret of the main house and 1 in the casita will be replaced with same size square fixed windows. These will be installed in the same opening.
4. One Hacienda window in the casita will be removed, infilled, stucco and painted to match.
5. The 3 French Doors in the front will be replaced as follows: two west French door openings in bedroom suite #2 will be combined and replaced with a 42” x 84” window with a sill at 36” Above Finished Floor. The area will be infilled, stucco and painted to match.
6. The French door in bathroom #2 will be replaced with a 24” x 42” window with a sill at 36” Above Finished Floor and 30” from grade. The area will be infilled, stucco and painted to match.
7. The Hacienda windows in bathroom #1 will be replaced with a 24” x 42” window with a sill at 36” Above Finished Floor and 30” from grade. The area will be infilled, stucco and painted to match.
8. The existing sliding glass doors on the rear of the house will be removed and replaced with a 8.6’ tall x 16’ long collapsible metal door with bronze frames and no grids that match the windows.
9. One of the sliding door openings will be infilled, stucco and painted to match.
10. The existing slanted window in the kitchen will be removed, wall straightened and a bronze pass-through window without grids will be installed that match the other windows in style and finish.

#### Entry door

1. The existing door and transom will be replaced with a 63” x 120” clear glass and iron metal custom door. The transom will be infilled in, stucco and painted to match the house.

#### Column modifications

1. Three (3) center columns on the northeast face of the house will be removed.
2. The pedestal, base, and capital of the remaining concrete columns on the exterior of the building will be reduced and squared off.

#### Patio cover

1. An attached 28.2 long x 21.3’ deep x 8.10 1/2’ heigh, 770 Square foot patio cover with a flat roof and parapet walls to match the house will be built on the rear of the house.
2. The patio cover will be stucco and painted to match the house.
3. The patio cover will be structurally supportive for the installation of solar panels that will be in another submittal.
4. Scuppers will be added to the patio cover.

#### Overhang

1. An attached overhang will be added at the Hearth room on the lakeside. It will be 10.5’ heigh x 7’ wide and curve around the hearth room.
2. It will be affixed to house and follow the curvature of the iron fence (covering the walkway and space between the house and iron fence).
3. This structure will have the same type of clay tiles.
4. The support columns will be stucco and painted to match the house.
5. The structure will be built to structurally support the installation of solar panels in the future.

Approved: \_\_\_\_\_

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#### Light fixtures

1. All of the exterior light fixtures will be replaced with Hinkley Bend wall mount lanterns with the finish in the color bronze.
2. The vertical curved hand forged reflector back plate has a bronze vertical piece mounted in front with the bulb behind for backlighting. The new fixtures will replace the existing fixtures.
3. Front door (2)- large fixtures measure 8.8” wide x 26” tall.
4. Side (1) & Back (7) - medium fixtures measure 6.8” wide x 20” tall.
5. All fixtures will emit 800 lumens.

Motion passed.

#### **Subm. #437332 – Courtyard, gate, lighting, pavers, and landscape– St. Tropez Estates**

10105 E. Doubletree Ranch Rd. – Hunter

**MOTION:** It was moved and seconded to *approve* this submittal for a courtyard, gate, lighting, pavers, and landscape.

#### Courtyard

1. A block courtyard wall will be constructed by building a wall that connects to the house wall and garage wall.
2. At the northeast corner of the garage the wall will meet the corner and be even with the front of the garage.
3. The wall will run across the front of the house and connect with the house wall 19.5’ from the front corner.
4. The courtyard wall will have a 13’ section, followed by a 6.3’ wide gate and then another 13’ wall section.
5. There will be a 6” pop out on the top of the 24” tall wall.
6. The courtyard wall and pop out will have the same stucco and the existing and painted Dunn – Edwards DEW336 White Sand to match the house.
7. Within the new courtyard, Belgard Cataline Sierra 3-piece pattern pavers will be laid.

#### Gate

1. A custom Moon ornamental iron gate will be built for the new courtyard wall.
2. It will be a black double gate in the shape of an arch with scroll work in the upper, lower, and side areas with bars and knuckles in the center.

#### Lighting

1. Four (4) black solar post lights will be installed on the new wall.
2. Each fixture is 5.5” wide x 5.5” long x 9.8” tall.
3. The fixtures are four sided with a solid top and bottom.
4. Each fixture is 20 lumens.

#### Walkway Pavers

1. The existing concrete walkway from the driveway to the front door will be removed.
  - a. Belgard Cataline Sierra 3-piece pattern pavers will be laid in the same footprint.
2. A new walkway will be laid on the right/west side of the driveway to the side gate.
  - a. This walkway will connect to the driveway and the side gate.
  - b. The walkway will be 4’ wide and extend 15’ from the side gate toward the front of the house.
  - c. The paver walkway will then turn a 45-degree angle, continue for a length of 8’ and meet the existing driveway 5’ in front of the garage.

#### Landscape

Approved: \_\_\_\_\_

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The mature plants on the east/left side of the yard will remain. The dwarf palm and palm near the mailbox will remain.

1. The following plants will be installed.
2. Oleander
3. Dwarf Palm Tree - existing
4. Palm Tree - existing
5. Large Agave
6. Yucca
7. Barrel Cactus
8. Red Bird of Paradise
9. Torch Glow Bougainvillea
10. Smooth Agave

Motion passed. Matt Metz opposed.

**Subm. #440019 – Deck with railing – Las Brisas**

10147 E. Topaz Dr. – Smith

**MOTION:** It was moved and seconded to *disapprove* the deck. The homeowner is requested to come back with a detailed plan view, to include an aerial, showing all surfaces existing and new together and the color is to match the new dock color more closely. The homeowner is to also include any dock changes, resurfacing, new handrails, skirting and any other changes in the resubmittal.

Motion passed.

**Subm. #439552 – Landscape lighting, landscaping – Bayview Estates**

10401 N. 100th St. #9 – Berkley

**MOTION:** It was moved and seconded to *approve* landscaping and landscape lighting.

Landscape

1. The homeowners were approved to replace the lakeside granite with the same Table Mesa brown granite to match the granite in the front of the house.
2. All the landscaping will be done on the lakeside of the property.
3. All the dead Bougainvillea has been removed.
4. Agave and other like cacti have been planted in those locations.
5. The old rubber border has been removed. The border has been replaced with Catalina stone pavers in the color Rio. These are the same pavers that have been installed in the front of the house.

Lakeside lighting

1. A total of 14 fixtures will be installed on the lakeside of the property.
2. Up lights
3. Nine (9) up lights will be installed.
4. All of the up lights will be focused on trees.
5. Vista Pro GR-2216 Up Light Aluminum Housing Architectural Bronze fixtures will be installed.
6. These fixtures are 7.125” long x 2.5” wide.
7. Two (2) of the lights will be installed behind the glass fence. The rest will be installed in the lower landscaping.
8. Each fixture is 300 Lumens.

Stair lights

1. Five (5) stair lights will be installed.
2. These fixtures will be installed on the stairs from the deck down toward the dock.
3. Vista Pro 4246 Louvered Brick Light Dark Bronze fixtures will be installed.

Approved: \_\_\_\_\_

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4. These fixtures are 9.125" long x 2.875" wide.
5. Each fixture is 170 lumens.

#### Front of the house landscape lighting

A total of 5 landscape lighting fixtures have been installed in the front of the house.

#### Up lights

1. One (1) up lights has been installed.
2. This up light is focused on a tree.
3. A Vista Pro GR-2216 Up Light Aluminum Housing Architectural Bronze fixture was installed.
4. This fixture is 7.125" long x 2.5" wide.
5. The fixture is 300 Lumens.

#### Path lights

1. Four (4) path lights have been installed on the right side of the driveway.
2. Vista Pro 4708 Aluminum path lights in Architectural Bronze fixture have been installed.
3. The fixtures are 15.5" tall x 8" wide.
4. Each fixture is 200 Lumens.

Motion passed.

#### **Subm. #437822 – Part windows NO 2-year, lighting – Mission Monterey**

9994 E. Vogel Ave. – Berghorn

**MOTION:** It was moved and seconded to *approve* the removal of 3 sliding doors, replace them with windows and add lighting in the back of the house.

#### Windows

1. Remove 3 sliding doors in the sunroom to reduce heat from the sun in that room.
2. Two (2) 80" x 60" sliding doors on the east and west walls will be removed.
3. One (1) 80" x 72" on the north wall will be removed.
4. Three (3) 59.5" long x 30" tall black Windows will be installed in all 3 locations.
5. The windows will be installed 4" – 5" from the top of the wall.
6. They will be installed approximately 46" from the bottom of the wall.
7. All 3 windows will be black vinyl with a 2" visible glass to frame edge measurement.
8. The existing black aluminum windows have a 2" visible glass to frame edge measurement.
9. The area will be filled, drywalled and stucco to match.

#### Light fixtures

1. Two (2) new location light fixtures will be installed on the north wall, on each side of the new window.
2. The light fixtures are Zia ceramic wall sconces with a sand textured finish.
3. The measure 9" tall x 7" wide and will be used with an 800-lumen bulb.
4. They will be a bit lower than the top line of the windows.

Motion passed.

#### **Subm. #432449– Soccer/Baseball net– Andalusia I**

9696 E. Mission Ln. – Wheelock/Bobo

**MOTION:** It was moved and seconded to *approve* the soccer/baseball net that has been installed in the back/side yard in the permanent location.

1. The Quickplay portable backstop netting is 12' x 9', free standing and portable.
2. The netting is black with white sport practice safety netting and an orange square on the net that acts as a location prompt.

Approved: \_\_\_\_\_

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3. The sports net is now permanently located 24' from the east wall, 32' from the south wall and 38' from the north wall.

Motion passed.

**Subm. #440424 – Commercial Signage - Salon SLR– Mercado**

10105 E. Via Linda A107 – Reid

**MOTION:** It was moved and seconded to *approve* the wall, door, and shingle signage for Salon SLR.

Wall Signage

1. The letters will be reverse pan channel non illuminated.
2. The face color is 560 C which is a dark shade of green, cyan.
3. The return color is black.
4. The face color is aluminum.
5. The lettering style is defined.
6. The signage is 9.8' long.
7. The height of the letters is 15.5" for "salon" and 2.3' for SLR.
8. The height off the ground 13.8".

Door Signage

1. Vinyl 3" letter graphics stating "Salon SLR Hair and Skin Care" will be in installed on the door.

Shingle Signage

1. A 48" long x 12" tall white shingle with black graphics will be suspended on drop down chains in front of the business.
2. The aluminum composite panel will have vinyl graphics on the double-sided panel stating, "Salon SLR" with a graphic design in the corner.
3. The sign will be vertical to the front of the business.

Motion passed.

**Subm. #440430 – Retaining wall, walkway– Bayview Estates**

10401 N. 100th St. #7– Schmitt

**MOTION:** It was moved and seconded to *approve* the retaining wall and new walkway.

Retaining wall

1. They had to have the propane tank replaced that was buried under the driveway. In doing so the cactus near the tank became unstable. They had the contractor build a small retaining wall to preserve the cactus in its location.
2. The new wall is 12" tall x 20' long.
3. The new retaining wall is located on the north side of the driveway near the existing fountain.
4. The construction has only been done to the point where the cactus is secured.
5. They are waiting for approval to finish it to match the existing retaining wall on the south side of the property.
6. This wall will be stucco and painted to match the house.
7. The wall is 40' + from the inside edge of the sidewalk, approximately 8' from the north shared property line and 50' from the south shared property line.

Walkway

1. Since this work is being done in a location where a walkway does not exist that accesses the side gate from the driveway without walking on the landscape, the homeowners are requesting approval to have a 36" wide x 14' long walkway laid using the same pavers as the driveway.

Approved: \_\_\_\_\_

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2. The walkway is 40' + from the inside edge of the sidewalk, approximately 5' from the north shared property line and 57' from the south shared property line.

Motion passed.

**Subm. #440844 – Gate– Mission Monterey**

9987 E. Sunnyslope Ln.– Turk

**MOTION:** It was moved and seconded to *approve* the installed gate with the stipulation that the gate and all hardware are painted to match the walls. This is approved due to the gate being in an obscure location at the end of the driveway on a flag lot.

1. When they put their approved pool in, they were required to change the existing wrought iron gate.
2. The existing gate was 70" wide x 56" tall.
3. The new gate is 48" wide x 66" tall.
4. The new pillar is 22" wide x 70" tall.
5. The existing pillar is 16" wide x 70" tall.
6. The new pillar has been painted to match the existing.
7. The new gate is black wrought iron and medium stained composite wood.

Motion passed. Matt Metz opposed.

**Adjournment:** The meeting was adjourned at 5:02 p.m.