

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

December 14, 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
	Pamela Chambers	Member
	Tom Mitchell	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Jillian Dunican	10448 N. 98th St.
	William Dippel	10150 E. Caron Street
	Shari & Albert Alyeshmerni	10595 E. Bella Vista Dr.
	Charlene Manning	10567 E. Terra Drive
	Pamela Dooly	9165 N. 101st Street
	Andy Terranova	10234 N. 103rd Pl.
	Robert and Nanberg	9135 N. 101st St.
	Mark Maloney	10010 E. Sunnyslope Ln.
	Brandon Taylor	10128 N. 119th Pl.
	Ronald Auerbach	9889 N. 101 st St.
	Jocelyn Ross	9688 E. Cinnabar Ave.
	Cindy Griffin	10105 E. Caron St.

Call to Order: Michele Holzman called the meeting to order at 3:31 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 November 16, 2022 meeting minutes.

Motion passed.

Review of Submittals:

Subm. #461691– wall modification, gate, pavers– St. Tropez Estates
10150 E. Caron St.– Dippel

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

Extend courtyard wall 2'

1. The existing courtyard wall on the right/east side of the front entry steps will be extended 2' to match the existing courtyard wall on the left/west side of the entry stairs.
2. The wall will meet the corner of the house.
3. The 2' wall extension will be finished to match the existing with stucco and paint.

Approved: _____

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Gate

1. A 30" tall x 72" wide gate will be installed between the 2 30" columns.
2. The metal gate has straight lines with equal panels that meet with an arch in the center.
3. The gate will be bronze to match the entry door.

Pavers

1. The existing granite in the front courtyard will be removed.
2. Cambridge Sierra blend pavers will be laid in the same area within the courtyard.
3. Plant wells will surround existing trees in the courtyard.

Motion passed.

Subm. #457929 addition, stucco, paint, windows, garage door, lighting, courtyard, gates, and landscaping– Sierra Linda

10567 E. Terra Dr. - Manning

MOTION: It was moved and seconded to *approve* the addition, stucco, paint, windows, garage door, lighting, courtyard, gates, and landscaping with the stipulation that the addition meets the required setback of 10' from the inside edge of the sidewalk.

The existing square footage is 2439.

The addition square footage is 549.

The new total square footage after the addition is 2983.

The building coverage after the addition will be 37.2%.

The full-size plans are in the office.

Addition

1. A 22' wide x 24.6' long x 8' tall (plus 2'+ for the roof section) addition will be added to the left/east side front of the house.
2. The front setback will be 8', the east side setback will be 5'.
3. The roof will match the existing.

Addition windows

1. Tan Daylight Max window frames with a visible glass to frame edge measurement of 3.25" and no grids will be installed to match the existing that were approved and installed November 2020.
2. A 48" x 38" slider window will be installed in the front of the addition in the living room.
3. A 48" x 9.5" will be installed in the addition.

Stucco

1. The entire house and walls will be changed to sand smooth stucco.

Paint

1. The entire house will be painted Dunn – Edwards Palette 12-15.
2. The body, pop outs, wood trim and pony wall will be painted Dunn – Edwards DE6213 Fine Grain.
3. The garage door will be Dunn – Edwards DEC750 Bison Beige.
4. The front door will be painted Dunn – Edwards Optional Front Door Color DET593 Made of Steel.

Garage door

1. A new long panel garage door with rectangular windows across the top row will be installed.

Lighting

1. New 20" tall x 7" wide Mystic black outdoor wall lantern lights will be installed in the current locations on each side of the garage overhead door.

Approved: _____

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2. The lanterns have 4 full side clear glass panels.
3. Each fixture utilizes an 800 lumen Edison bulb.

Courtyard

1. A 10' long x 70" tall wall will be added to the front of the house, connecting at the front end of the new addition, and joining the existing wall.
2. This new wall section will match the existing.

Gates

1. A new black metal 36" wide x 60" tall gate will be added between the garage and the wall for access. The gate has a double arched top with vertical metal bars.
2. A solid black metal gate will replace the existing side gate. This gate has a solid metal panel with metal line on the top and bottom of the gate.

Landscape

1. 1" screened Apache Brown granite will be installed; the river rock swale will remain.

Right side of the driveway

1. A San Pedro cactus, Artichoke agave, red Echeveria, Fire stick and Mexican fence post will be planted, and a rock will be placed.

Front of house

1. A Fire stick, Ocotillo, Moroccan mound, Mexican fence post, Totem pole cactus, Blue Montrose, Silver torch cactus, Peruvian cactus and rocks will be added to the existing 2 palm trees.

Motion passed.

Subm. #458867– Pony wall, artificial turf, pavers– Lake Serena Estates

10234 N. 103 Pl. – Terranova

MOTION: It was moved and seconded to *approve* this submittal for a pony wall, artificial turf, and pavers.

Pony wall

1. A pony wall will be constructed 5' from lake's edge and 25' from the steps.
2. The pony wall will be the same length as the artificial turf.
3. It will be constructed of 8" X 8" X 16" cinder blocks and will be 24" tall.
4. There will be 1 footer with cement and rebar.
5. The side of the wall that faces the lake will be stucco and painted to match existing lake wall and capped in existing pavers.
6. The area behind the pony wall will be back filled to be level.

Rip rap

1. Palomino Gold rip rap will be used in front of pony wall.
2. The soil will be dug out 2" to accommodate the rip rap installation.
3. The soil will be used to fill back area of wall, additional soil will be needed to help level extreme sloped area.
4. The fisherman statue that is sitting at the base of the steps will be placed near or close to center of pony wall with pavers in concrete to level and stabilize statue.

Artificial turf

1. AZ Luxury 75 oz. face weight artificial turf will install in the area which measures approximately 8' X 28' behind pony wall.

Approved: _____

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2. A matching border of pavers will be laid behind the artificial turf to separate the turf from the rip rap.
3. A 4' wide border of pavers to match the existing will be laid at the property line.

Pavers

1. The same pavers Pavestone Velenda 11.75" x 7.75" x 2.25" three tone brown concrete pavers will be installed along the south property line as a border. The same pavers will also be used to reform the garden bed edge along the top.
2. These pavers will match the existing.

Motion passed.

Subm. #458890– Courtyard, gate, pavers– Haciendas Del Lago

10448 N. 98th St. – Hoffecker & Dunican

MOTION: It was moved and seconded to *approve* this as presented.

Courtyard

1. A courtyard will be created in the front of the house using part of the existing wall.
2. The wall will be 6' tall with a 3" pop out on top.
3. 8 – 2 1/8" of the existing wall from the east end of this wall will remain.
4. At a 90-degree turn, a 9.3' long wall will be added that will extend south, toward the street.
5. A 33' – 11 13/16" wall will be created along the front of the property.
6. This wall will turn. A 2' long wall will connect with another east west wall measuring 3.8',
7. 1' columns will be built to support the gate.
8. The column that will be built next to the garage will be constructed 1' back from the front of the garage.
9. The wall facing the street will have 2 sections of rectangle cut outs measuring 8" tall x 28" wide.
10. The cutouts sections will have 6 rectangles total, in 2 stacks of three.
11. The columns will have a 1.4' pop out on top.
12. the courtyard wall will be stucco and painted to match the house.
13. The setback measurement from the new courtyard wall to the street south is 34' 1 15/16".
14. The setback measurement from the new courtyard wall to the east shared property line is 8' 6 13/16".
15. The setback measurement from the new courtyard wall to the west shared property line is approximately 33'.

Gate

1. A 6' tall x 6' wide double panel metal iron gate in the powder coated color Rustic Iron will be installed in the walkway opening.
2. The gate will have the same pull handles as the front door.
3. Each panel of the gate will have 4 rectangular openings.
4. Glass will be installed in the gate.

Pavers

1. Phoenix Pavers in a 4-piece pattern in the color Territorial will be laid in the existing walkways.

Motion passed.

Approved: _____

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Subm. #460031– Sunscreen– Mission Monterey

10012 E. Sunnyslope Ln. – Czarny

MOTION: It was moved and seconded to *approve* the installed sunscreen.

Motion passed.

MOTION: It was moved and seconded to *rescind* the previous *approval* as additional information has been received.

Motion passed.

MOTION: It was moved and seconded to *disapprove* the installed sunscreen. The sunscreen is visible from the front of the home and is not an appropriate form of sunscreen for a door and is to be removed. The homeowner is invited to submit for approval of a professionally installed sunscreen or awning as it will be located in the front of the house.

Motion passed.

Subm. #460081– Spikes on wall– Mission Monterey

10012 E. Sunnyslope Ln. – Czarny

MOTION: It was moved and seconded to *disapprove* the installed bird spikes on the walls as they are not consistent with the aesthetics of the community. The homeowner is to remove them immediately.

Motion passed.

Subm. #460795– Addition– Sierra Linda

10595 E. Bella Vista Dr. – Alyeshmerni

MOTION: It was moved and seconded to *approve* this submittal for an addition with the stipulation that the window installed is the same manufacturer, style and color window as was approved and installed on the rest of the house in 2021.

Addition

1. The addition is 387.2 square foot and will make the property's total square footage 3255 which is 23.4% coverage of the lot.
2. The side setback is 5' from the southwest shared property line at the front end of the addition and 7.6' to the back corner to the side shared property line. The rear setback is 24', the front setback is 50' +.
3. The casita will be constructed on the left/southwest side of the house behind the privacy wall with the measurements 17.6' street facing wall x 23' side wall x 11.6' rear wall.
4. The stucco, paint and roof will match the existing.

Windows/Doors

1. All of the new windows will be Marvin Infinity Fiberglass composite with the frame color Ebony without grids and a visible glass to frame edge measurement of 2.5".
2. A ThermaTru EnLiten set of fiberglass 5.5' x 12' doors will be installed in the south corner of the new addition.
3. A 5.5' x 2' vent window will be installed on the front of the addition.
4. A 3' x 5' window will be installed on the southeast side wall of the addition.

Motion passed.

Approved: _____

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Subm. #461121– Pergola– St. Tropez Estates

9165 N. 101st St. – Dooly

MOTION: It was moved and seconded to *disapprove* the variance request for this installed pergola as it does not meet the variance criteria. The homeowner is to submit for approval to move the structure to meet the required 10’ setback.

Motion passed.

Subm. #461978– Shared Mailbox– Haciendas Del Lago

9688 E. Cinnabar Ave.– Ross

MOTION: It was moved and seconded to *approve* the shared mailbox structure as submitted.

The homeowners of this submittal and the next are requesting to replace the shared mailbox structure.

1. The new black steel 43" in ground steel post will be installed in the same location.
2. The new black steel 20.6" deep x 8.8" wide x 11" tall mailboxes will be mounted on the post side by side.

Motion passed.

Subm. #461979– Shared Mailbox– Haciendas Del Lago

9674 E. Cinnabar Ave.– Gregory

MOTION: It was moved and seconded to *approve* the shared mailbox structure as submitted.

The homeowners of this submittal and the next are requesting to replace the shared mailbox structure.

3. The new black steel 43" in ground steel post will be installed in the same location.
4. The new black steel 20.6" deep x 8.8" wide x 11" tall mailboxes will be mounted on the post side by side.

Motion passed.

Adjournment: The meeting was adjourned at 5:15 p.m.