

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
ARCHITECTURAL COMMITTEE MEETING**

**September 13, 2023**

**Held in person and via Zoom**

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

**Members**

<b>Present:</b>	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Dr. Pamela Chambers	Member
	Tom Mitchell	Member
	Carolyn Wheelock	Member

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Lynn Krupnik	SRCA Attorney (via zoom)
	Phil Hall	10573 E. Terra Dr.
	Steve & Cindy Groebner	10558 E. Terra Dr.
	Paula & John Beck	10348 N. 99 <sup>th</sup> St.
	Terri Robinette	9824 E. Turquoise Ave.
	Osamah & Anna Arikat	10318 N. 99 <sup>th</sup> St. (via zoom)
	Bill Bell	Builder for Arikat (via zoom)
	Brandon Bodea	Attorney for Arikat (via zoom)
	Charlene Manning	10567 E. Terra Dr. (via zoom)
	Paul McDougall	10080 E. Mtnview Lake Dr. #166 (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 August 23, 2023 meeting minutes. Carolyn Wheelock abstained.

Motion passed.

**Review of Submittals:**

**Resubm. #507328 – Second floor addition – Haciendas Del Lago**

10318 N 99<sup>th</sup> St. – Arikat

The committee requested additional information from the Arikats specifically about the placement of the 2<sup>nd</sup> floor in relation to neighboring properties. The committee agreed to schedule a special meeting if more detailed information is received.

**Resubm. # 501737 – Courtyard wall, gate, pavers, landscape, landscape lighting– Mirador**

9824 E. Turquoise Ave. – Robinett

**MOTION:** It was moved and seconded to *approve* this submittal with the following stipulations.

The new courtyard walls are the same height and are completed with the same brick detail as the existing pony wall.

The window cut outs will be centered horizontally and vertically in the front street facing wall.

The landscape lighting will utilize white bulbs, no color bulbs are allowed.

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

Architectural Meeting 9/13/23

#### Courtyard

1. A 5' high courtyard wall will be constructed with 8" x 8" x 16" block.
2. On top of the 5' height will be a double pop out. A 4" high brick pop out with an 8" high pop out on top, making the wall 6' tall to match the existing pony wall. +
3. The front courtyard wall will be 34' long across the front of the property, and the side courtyard wall will be 16' long on the east side of the property.
4. The front wall will be 18' from the sidewalk.
5. All courtyard walls will have a pop out to match the remaining screen wall.
6. The east/right courtyard wall will return toward the house and connect to the existing 2' wall, 6' screen wall.
7. The streetside/front courtyard wall will be 18' from the inside edge of the sidewalk, the east/right wall will be 8' from the shared property line and the west/left edge will meet the driveway.
8. The wall will be stucco and painted to match the house.
9. Three 24" x 24" window cutouts will be created in the front courtyard wall. The cut outs will be 3' 30" from the bottom of the wall.
1. There will be a space of 7' from each end of the wall and the 3 window cut outs will be 7' apart.
2. A simple gray wrought iron cross design will be inserted in each of the cutout windows.
3. The ironwork in the cutouts be mounted inside the wall.

#### Gate

1. A 6' tall x 4.5' wide First Impressions iron gate will be installed next to the driveway to
2. access the courtyard.
3. Two 16" x 16" x 6' tall support columns will be constructed to support the gate.
4. The iron gate will have a linear and angle design with openings.

#### Pavers

1. Phoenix Pavers Tierra Norte blend will be installed within the courtyard in a 3 – piece pattern.

#### Landscape

1. The existing cacti will remain in the landscape in front of the wall.
2. A 24-gallon Palo Verde tree will be planted in front of the courtyard wall, 15' from the inside edge of the sidewalk.
3. Blue Agave and Golden barrel cacti will be added to the front of the wall landscaping.

#### Landscape lighting

1. Five (5) Hampton Bay – 1003-452-693 black directional low wattage spotlights will be added to the front of the house landscaping.
2. Only white bulbs will be used.
3. Each fixture measures 4.8" L x 6" W.

Motion passed.

**Subm. #507759 – Unapproved changes made during construction – Sierra Linda** 10567 E. Terra Dr. – Manning

**MOTION:** It was moved and seconded to *approve* the front door and house numbers.

#### Front door

1. A new front door has been ordered and will be installed to match the tan Therma-Tru door with 4 clear horizontal rectangular clear windows that is on the courtyard side of the addition.

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

Architectural Meeting 9/13/23

2. The new front doors will be tan Therma-Tru double doors with 4 clear horizontal rectangular clear windows in each door.
3. There will not be any sidelights.

#### House numbers

1. New house numbers have been installed in the location of the old house numbers. The new numbers are black Mod Mettle 6" high steel numbers in Palm Springs font. A black Mod Mettle steel line sits under the numbers.

Motion passed.

**MOTION:** It was moved and seconded to *disapprove* the addition setback, lack of pop outs, courtyard wall, courtyard gate, courtyard pavers, front of house pavers, moving of the east side gate, and lighting.

The homeowner is invited to resubmit to the committee addressing the following concerns;

Proof of 5' minimum setback, lower pop out detail to be added to the addition, courtyard wall drawings with a stucco wall, screening walls for the addition's AC unit, and include the courtyard and street side pavers, and gates that are all compatible.

Motion passed.

#### **Subm. #505042 – Lighting, house numbers– Tierra Vista** 10226 E. Caron St.– Phillips

**MOTION:** It was moved and seconded to *approve* this request to install 2 light fixtures on the front of the house and install new house numbers.

#### Lighting

1. Titan mystic black and glass 17" tall x 5" wide light fixtures will be installed on the front wall of the garage.
2. The lights will be installed side of the overhead door on the pop out.
3. The rectangular fixtures have 4 glass sides with metal framing.
4. Each fixture will utilize an 800-lumen bulb.

#### House numbers

1. A set of 4.5" tall x 4" wide aged bronze weather resistant metal house numbers will be installed in the existing location.

Motion passed.

#### **Subm. #508128 – Ramada, BBQ, Fire pit, Pavers, Path lighting, Trellis, Landscaping – Ridgeview Estates**

10772 E. Palomino Rd – Puma/Gausden

**MOTION:** It was moved and seconded to *approve* the ramada in the backyard while they re-design the landscape adding artificial turf, pavers, path lighting, a BBQ island, and firepit area will replace the existing hardscape throughout the backyard. No Ficus trees will be planted.

#### Ramada

1. A 10' wide x 10' long x 10' tall solid roof ramada will be constructed in the backyard.
2. The ramada will be 14.11' from the east shared wall, 24.11' from the north shared wall and 47.8' from the west shared wall.
3. The ramada will be 4.7' from the house on the northeast side, and the far edge will be in line with that corner of the house.

4. The ramada will be secured with footings in concrete.
5. Four (4) CCT Canless recessed lighting will be installed in the ceiling of the structure.
6. Each light will be 800 lumens.
7. Wood tiles measuring 8" x 36" will be laid in a Herringbone pattern under the structure.

#### BBQ

1. A barbecue station will be added on the east side of the structure under the overhang and 14' from the east shared wall.

#### Firepit

1. A firepit area will be created within the east side yard, 10' from the east shared wall.
2. Wood tiles and artificial turf will be installed around the firepit in the seating area.

#### Landscaping

1. Beaked yucca, Mexican fence post, Lady slipper, Blue glow agave, Parry's agave, Dwarf myrtle, and Pink muhly grass will be installed.
2. Trumped vine will be installed on 2 metal 4' wide x 6' tall trellis that will be attached to the west wall.

Motion passed.

**Adjournment:** The meeting was adjourned at 5:23 p.m.