

**OScottSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING**

October 9, 2024

Held in person and via Zoom

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

Members

Present:	Ron Auerbach	Vice Chair
	Carolyn Wheelock	Member
	Douglas Kiley	Member
	Dr. Pamela Chambers	Member
	Michele Holzman	Member (via Zoom)

Members Absent:	Matt Metz	Chair
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Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Wendy Blum	10128 E. Cinnabar Ave.
	Sam Jafari	Contractor for 10587 E. Caron St.
	Peter Klausner	10474 E. Terra Dr.
	Zach & Taylor Slager	10624 E. Terra Dr.
	Jan Kaschner	10106 E. Topaz Dr.
	Tammy Lewis	10157 E. Topaz Dr.
	Dallas Harting	9939 E. Bayview Dr. (via Zoom)
	Paul Mac Dougall	10080 E. Mtnview Lake Dr. #166 (via Zoom)
	Andrew Holland	Contractor for Eastin (via Zoom)
	Ronnie Grunfeld	10251 N. 101st St. (via Zoom)
	Ruff House	Contractor for Slager (via Zoom)
	Dawn Applegate	10466 E. Terra Dr. (via Zoom)
	Bruce Meyer	Contractor for Anselmo (via Zoom)

Call to Order:	Ron Auerbach 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.
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Approval of	MOTION: It was moved and seconded to approve the September 25, 2024, meeting minutes. Michele Holzman abstained.
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Motion passed.

Review of Submittals:

Subm. #564941 – 2 Play structures with a variance – Andalusia III

10624 E. Terra Dr.– Slager

MOTION: It was moved and seconded to *disapprove* this request for a variance and 2 play structures as the variance request does not meet the variance requirements, and the play structures will intrude into the required setback measurements.

Motion passed.

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Subm. #564953 – Build up existing courtyard wall – Haciendas Del Lago

9789 E. Cinnabar Ave. – Anselmo

MOTION: It was moved to **approve** this request as submitted.

1. The lower wall and post pop outs will be removed from the courtyard wall and posts on each side of the entry.
2. The wall to the right side of the entry will be filled in with brick an additional 22" to match the height on the left side.
3. The new area added will be stucco and paint to match the existing.
4. The top of the added area will have a pop out detail added to match in design and height, remaining in line with the pop out on the left side of the entry.
5. The ending height will be 5', the same height as the wall portion on the left side.

Motion passed.

Subm. #567647 – Spa/hot tub – Las Brisas

10251 N 101st St. – Grunfeld

MOTION: It was moved to **approve** the installation of the hot tub.

The 34" high 6.4' wide x 7.7' deep wood panel sided hot tub will be placed between the house wall and the shared wall on the southeast side of the house.

The hot tub will be placed on terracotta brick pavers.

The hot tub will be 3' from the shared wall, 53' from the street privacy wall and 15' from the back lakeside wall.

Motion passed.

Subm. #566327 – Garage lights, path lights – Catalina

10466 E. Terra Dr. – Applegate

MOTION: It was moved and seconded to **disapprove** the lighting as installed due to the quantity of lights and the overall brightness. The homeowners are to resubmit with plans to adjust both the brightness and density of installation.

Motion passed.

Subm. #566052 – pool, landscape, artificial turf, landscape lighting, walkways, wall modifications, and a new dock, rain gutters – The Landings

10151 E. Cochise Dr. - Eastin

MOTION: It was moved to **approve** this request to install a pool, landscape, artificial turf, landscape lighting, walkways, wall modifications, and a new dock, rain gutters with the stipulation that no artificial turf be installed in the front yard outside the courtyard wall.

A front of the house and lakeside of the house update will be done.

Tiles – 24" x 36" Pietra Crema porcelain tiles will be installed in the front, side, and lakeside of the house.

Front of the house

Walkway

Left of the garage - A 2.8' wide tile walkway will be added, connecting the concrete curve directly in

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front.

The existing granite will remain on the sides of the new walkway.

Right of the garage – walkway tile will be laid to replace the existing concrete walkway that connects the driveway to the front entrance.

Courtyard

Within the courtyard, 24" x 36" Pietra Crema porcelain tiles will be laid.

Artificial turf will be laid as a 2' wide border behind the courtyard wall.

Landscape lighting

Natural bronze color landscape lighting fixtures are hidden beneath/on the side of the walkway tiles.

Six Advantage Light Source 7" ADV-UC-7:BR-3W-NBZ CAP Light SKU #19703535 will be installed on the walkway to the left of the garage.

Twelve Advantage Light Source 7" ADV-UC-7:BR-3W-NBZ CAP Light SKU #19703535 will be installed within the courtyard.

Left side of the house behind the gate

A walkway will be laid using 24" x 36" Pietra Crema porcelain tiles.

Synthetic Grass Store Turf Paradise 90oz face weight artificial turf will be installed.

Trex composite wood in the color Jasper will be used to create a seating area.

Advantage Light Source 7" ADV-UC-7:BR-3W-NBZ CAP Light SKU #19703535 will be installed on the walkway extending from behind the front gate to the back of the property.

Lakeside/Back of the house

2 Wall modifications

1. The pillar at the north end of the back patio will be removed.

The existing wall that connects to the house will be extended and connect to the existing fence to add more usable space.

2. The stairway wall connecting the patio to the deck will have approximately 41" high railing added to the top of the existing wall to match the existing railing height around the property. The railing will be straight panels as shown in the example.

Pool

A 16.6' long x 7.7' wide pool will be constructed on the lakeside of the house.

The pool will be behind the lakeside fencing on the patio.

24" x 36" Pietra Crema porcelain tiles will be installed as the new patio around the pool.

The pool equipment will be located in the southwest corner of the side yard.

Dock & Deck

The dock and deck in one will start at the seawall.

The deck elevation will remain the same as it currently exists. It starts out flush with the land and then as the land slopes down to the water, the distance between dock surface and land increases to a max height of approximately 18".

The existing 20' wide x 13' deep dock will be rebuilt in the same location, 24' from the north shared property line and 16' from the south shared property line.

The dock will cantilever over the lake edge.

Trex composite wood in the color Jasper will be used for the dock, deck, and stairs.

Powder coated brown textured aluminum 36" high railing will be installed on all exposed sides of the deck.

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Artificial turf

Synthetic Grass Store Turf Paradise 90oz face weight artificial turf will be installed.

Artificial turf will be installed in the back patio area.

The artificial turf areas will be 22.70% of the total square footage.

Landscape

Alpine white 1"-2" landscape pebbles will be added to the back yard and around the pool equipment.

Landscape lighting

Forty-one Advantage Light Source 7" ADV-UC-7:BR-3W-NBZ CAP Light SKU #19703535 will be installed on the lakeside of the property.

Motion passed.

Subm. #567009 – Update Community Standards – Las Brisas

10240 N. 100th St. – Las Brisas HOA

MOTION: It was moved to **approve** the updated community standards for Las Brisas as presented.

Smooth stucco with a sand finish, updated paint palettes, black window frames.

Awning colors were not discussed at the meeting.

A granite color change will be submitted at a later date.

Smooth Stucco

1. Smooth stucco with a sand finish will be an option for homeowners.
2. The entire house and walls can be sand finish smooth stucco.

Community Paint Palettes

All of the community common walls will be painted Dunn – Edwards DE6121 Siamese Kitten.

Three new colors will be added to the approved community paint palettes.

Homeowners can still paint their homes using Sherwin – Williams Classic Sand.

Dunn – Edwards DE6121 Siamese Kitten will be used for community common walls.

The sea wall color was not discussed.

The new paint palette offerings will read as follows.

Body/Pop outs/Garage Doors

The pop outs will be painted the same as the body color.

The garage doors will be painted the same as the body color.

Pony walls will be painted the community common wall color Dunn – Edwards DE6121 Siamese Kitten.

Body, pop out and garage door colors.

1. Sherwin – Williams SW0056 Classic Sand
2. Dunn – Edwards DE6120 Tea Biscuit
3. Dunn – Edwards DE6121 Siamese Kitten
4. Dunn – Edwards DE6122 Dry Creek

Wood Trim only color

This will be the only color allowable on wooden eaves and beams – Edwards DE6068 Dunn – Edwards DE6068 Cobblestone Path

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Iron Gates/Iron Railing and light fixtures

All wrought iron gates, balcony railings, and all light fixtures will be painted Dunn – Edwards DEA Black.

Window Frame Color

The current window frame colors within the community are bronze, brown, dark bronze, and anodized bronze on Endura clad, Fibrex, and Aluminum window frames.

Black aluminum window and sliding door frames will be added to the allowable frame colors for the community.

Awning Colors

These will be the offerings for awning colors.

All awnings will be Sunbrella material.

- Black 4608
- Taupe 4648
- Parchment 4683
- Linen 4633

Motion passed.

Resubm. #564792- Black wagon wheel chandelier – Sierra Linda

10587 E. Caron St. - S&H Investment Properties/ Thomas/Rassami

MOTION: It was moved and seconded to *disapprove* this request as the area above the entry doors will still be too large of a blank space once the upper windows are removed. The property owner is to resubmit with a plan to adjust this space by adding back in a transom window.

Motion passed.

Subm. #566912 - car garage, master bedroom, patio cover, roof top deck, partial windows, raise the shared wall, stucco, change in decking material, and install the roll down shield on office window – Las Brisas

10157 E. Topaz Dr. – Kiley

MOTION: It was moved to *approve* this submittal as presented except for the paint approval which will be held until the committee reviews the sea wall wrought iron colors at the next meeting.

Your submittal is approved for a 2-car garage, master bedroom, patio cover, roof top deck, partial windows, raise the shared wall, stucco, paint, change in decking material, and install the roll down shield on office window.

A 49' 7.75" long x 28; wide 2-car garage, living space and 10.8' long x 13' 3.25" wide covered patio will be constructed on the south side of the house. This construction will be done behind the lakeside privacy wall.

This addition will have matching pop out details to blend with the existing structure.

The new roof section will have a parapet height of 4'.

The addition will have a height of 14' to the top of the parapet.

2 car garage

The new garage will be constructed on the south side of the courtyard entry by adding to the existing

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building structure.

4 windows and 2 doors will be installed in the new garage space.

The garage door within the courtyard will be glass.

The lakeside garage door will be solid wood painted to match the body of the house.

The garage will be 16' 11.25" from the west shared wall.

Master bedroom addition

directly behind and sharing a wall, a master bedroom and bath will be added onto the residence.

2 windows will be installed in the master bedroom.

A window and door will be installed in the new bath to access the east patio area.

Patio cover

Attached to the covered patio will be a wood slat patio cover area.

This structure will be added to the east end of the addition.

The new wood slat patio cover will have a total height 12.4' and will be stained a wood color.

Roof top deck

The 4' parapet wall of the addition will be the railing for the roof top deck that will be over the bedroom/bath addition.

The roof will be reinforced to support the new roof top deck.

A wrought iron spiral staircase will be installed on the northeast wall of the bathroom addition for access to the deck.

Partial windows

All windows on the house except the 1 single front 8' tall arched window on the front of the house will be replaced.

This window has a 1.5" visible glass to frame edge measurement.

The rest of the windows will be replaced with squared windows without arches.

The existing window areas where arches were will be filled in, stucco and paint to match.

All window pop outs will be removed.

Milgard black aluminum windows and doors will be installed in the existing locations and the new addition locations.

The visible glass to frame edge measurement for the new windows is 2.75".

Raise the shared wall

The 26' long x 72" high wall that is shared with 10159 E Topaz Dr will be raised 3 courses.

The wall will be 96" at the tallest point and will be constructed with the same architectural design and wall cap as all the rest of the community.

Stucco

The entire house and walls will be changed to smooth stucco with a sand finish.

Paint

The paint approval is on hold until the committee reviews the sea wall wrought iron colors at the next meeting.

Change deck material

The previous approval for decking material was for Trex Foggy Wharf.

The decking material that will now be used is Trex Pebble Grey.

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Roll down shield

The roll down shield will be installed over the office window now that the arched window above and pop outs will be removed.

The roll down shield and housing will be a color to match the house.

Motion passed.

Subm. #568534 - Raise the shared wall– Las Brisas

10159 E. Topaz Dr. – Elder

MOTION: It was moved to *approve* the raising of the shared wall.

The 26' long x 72" high wall that is shared with 10157 E Topaz Dr will be raised 3 courses.

The wall will be 96" at the tallest point and will be constructed with the same architectural design and wall cap as all the rest of the community.

The wall will be stucco and painted on both sides to match the existing.

Motion passed.

Adjournment: The meeting was adjourned at 5:17 p.m.

Approved: _____

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