

**OSCOTTSDALE RANCH COMMUNITY ASSOCIATION  
ARCHITECTURAL COMMITTEE MEETING**

**January 8, 2025**

**Held in person and via Zoom**

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

**Members**

<b>Present:</b>	Matt Metz	Chair
	Ron Auerbach	Vice Chair
	Carolyn Wheelock	Member
	Doug Kiley	Member
	Michele Holzman	Member

<b>Members Absent:</b>	Dr. Pamela Chambers	Member
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**Staff Present:**

Diane Botica	Architectural Liaison
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**Staff Absent:**

Kathe Barnes	Executive Director
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**Others**

<b>Present:</b>	Steve & Mindy Grady	10158 E. Topaz Dr.
	Thomas Lofy	10154 E Topaz Dr.
	Fe Villadolid	10156 E. Topaz Dr.
	Mitch Little	10140 E. Topaz Dr.
	Bill Hammers	10144 E. Topaz Dr.
	Candy Seaverns	10118 E. Topaz Dr.
	Ronnie Gilbert	10116 E. Topaz Dr.
	Judy & Ray Smitke	10152 E. Topaz Dr.
	Melissa Withers	10129 E. Bayview Dr.
	Henry Nealis	10056 E. Ironwood Dr.
	Daniela & James Lewis	9665 E. Caron St. (via Zoom)
	Doug Kopp	10133 E. Bayview Dr. (via Zoom)
	Paul Mac Dougall	10080 E. Mtnview Lake Dr. #166 (via Zoom)

<b>Call to Order:</b>	Matt Metz 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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<b>Approval of</b>	<b>MOTION:</b> It was moved and seconded to approve the December 18, 2024, meeting minutes.
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Motion passed. Michele Holzman abstained.

**Review of Submittals:**

**Resubm #572855 – Exercise studio addition – Andalusia I**

9665 E. Caron St.– Sartore-Lewis

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

The beginning lot coverage is 20.5%.

The ending lot coverage is 22.4%.

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1. The 20' x 20' structure will be 11' tall with a pitched roof tiles, stucco walls and paint to match the house.
3. There will be a window on the right and left side sides of the set of JELD-WEN dark brown steel French 72" x 80" entry doors.
4. No windows will be installed on the back of the studio.
5. There will be 3 high windows on the right and left side sides of the studio.
6. The vinyl windows will be the same color as the windows on the house. (Vinyl frames have not been approved for painting as of yet. See the rules section).
7. The door will be painted to match the body of the structure.
8. The structure will be constructed on the east side of the property, 11.2' from the southeast shared wall and 10.41' from the east shared wall.
9. The front of the structure will face the house.
10. Gutters and downspouts will be installed.
11. A ductless wall mount air conditioner/heat pump will be installed on the back wall of the structure at ground level.
12. A set of light fixtures measuring 10.75" x 5.75" black wall lanterns will be installed on each side of the entry doors. Each fixture will be a maximum of 800 lumens.

Motion passed.

**Subm #577597 – Las Brisas pony walls color – Las Brisas**

10240 N. 100<sup>th</sup> St. – Las Brisas HOA

**MOTION:** It was moved to *deny* the pony walls being painted the same color as the community common walls. The house pony walls are to be painted the same color as the body of the house.

Motion passed.

**Resubm. #577150 – spa, lake walls and fencing, gates, propane tank, gas lines, landscape, fire pots, lighting, BBQ, – Las Brisas**

10154 E Topaz Dr. – Lofy

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

The west wall that shields the kayaks is to be removed. At the west end of the property, view fence will be added at that end of the property in at least a 6' length to be consistent with the Las Brisas community.

The south extension will be set back to the original wall. The area will be regraded meet the 5' wall height requirement. At least 4' length of view fence is to be installed at the south end of the property to be consistent with the Las Brisas community.

A new, quieter pool pump will be installed, and the pump and filter equipment will be moved to the front of the property to the left of the driveway.

The propane tank screening wall will be raised to meet the 5' requirement. The wall will have a matching stone wall cap.

The landscape lighting that is installed in the planters along the lakeside will be shielded.

The firepots will be shielded.

The steppingstones around the edge of the property will be eliminated, but the steps to lakeside are approved.

The barbecue is to be installed in the location submitted.

Original Request

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## Walls, Fencing

### New Wall Spa and Patio:

All of the new walls will be 60" high at the top, and will function as the pool safety barrier.

The new walls will be capped with the 3.2" x 12" cap, to match the other walls on the property. The new walls will be stuccoed and painted Siamese Kitten the lake wall color.

A new block retaining wall, and spa and patio, will be added in what is currently grass area, off of the northeast corner of the home. At the west side of the new wall, near the spa, the new wall will be 9' 9" north of the existing block wall, so it extends into the grass area by that dimension. On the east side of that new wall, it extends into the grass area by 11'. The wall will be 7'5" from the lake water line at the west side of the wall (to meet the east side of the Section 1 Wall), and 8' from the water at the east side of that new wall. The earth will be filled in between that new wall and the existing retaining wall, for the new spa and new patio.

The top portion of a block wall by the stairs going down to the dock will be removed and replaced with a hand-railing. A new small 5' high fence will be added by the bottom of the stairs going down to the dock, to satisfy the pool safety barrier code.

### Planter, Water Feature, Spa:

A 30" wide planter will be added at deck level along the north side of the existing pool wall, and along the new wall sections described above, and will function as a fall protection barrier for the pool patio deck.

Two small water features, and 2 firepots with screening collars will be added along the north edge of the swimming pool.

A new BBQ will be added on the south side of the patio deck.

The existing fencing and pillars that are along the existing block walls where the new walls are being added will be removed.

A fire pit table will be added on the patio.

A propane tank will added near the driveway, with a 5' high screening wall.

Two new umbrellas will be added to the patio.

Lighting will be added to the planters and to the steps going to the dock.

Reduce the height of a small section of one block wall to the 60" pool safety barrier height.

A small section of the block wall between this property and the neighboring property to the south will be regraded to bring the height in compliance with the required 60" pool safety barrier for both properties.

The surface of the new patio areas, and the currently existing patio areas, will be the same material previously approved by the HOAs, and as described in the Stone Surfaces section on the application, Diana Royal Leathered Marble Solstice Stone.

The 30" wide planters added at deck level will function as a fall protection barrier for the pool patio deck. The vegetation is shown on the Plant Legend of the Site Plan.

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Between the plants will be 1/2" screened Madison Gold gravel. Madison Gold 1/2" Screened Landscape Rock | AZ Rock Depot.

Two small water features will be added along the north edge of the swimming pool. The pots on top will have propane to them for fire. The sides, and tops of the two water features, and the two pots on top, will be made of the same material as the deck will be made of, which is Diana Royal Leathered Marble Solstice Stone.

The edges around the hot tub will be the same material as was previously approved for the patio decks, Diana Royal Leathered Marble Solstice Stone. That same material will be used for the decks at the upper level, including around the pool and hot tub, and on the new patio areas.

The existing fencing along the pool and patios, including the pillars between the fencing, will be removed.

The 60" pool barrier requirement is satisfied by the other walls and fencing, and any requirements regarding falling off of a patio are satisfied by the non-walkway planters along the patio edges.

Gates and Railing.

Once the existing fencing is removed from the yard per above, the only "S pattern" scrolling on fencing on the property will be on four small gates, one in the front yard, one in the side yard, one in the back yard by the pool, and one by the dock.

There will be a small fence added by the gate going to the boat dock, between the wall at right and the gate will be moved.

The fencing and gates will be painted black DEA002, the HOA-approved color.

Reduce Height of Wall at NW Corner:

The existing wall near the NW corner of the property is higher than 60".

Removing some of the top portion of the wall to lower it to 60", to match the height of the new pool equipment room wall, as shown below.

The wall will be capped with the 2" cap the same as currently existing.

Raise Height of Wall at NE Corner:

The wall height of a short section of the wall at the property line at the NE corner of the property does not meet the 60" pool safety requirement, for this residence or for the neighboring property. They will raise the wall height to 60". The wall will be capped with the 2" cap the same as currently existing.

Lighting

Path lights: Chesapeake bronze cone low voltage brown path lights 21.50" high x 8.75" wide at the planters.

Step lights: Low voltage stair lights 200 lumens in bronze will be installed on the dock and launch.

Post light: Rampart LED post mount light 15" high x 5.5" wide bronze fixture. Previously approved.

Umbrellas:

Two 12' x 12' Cantilever beige umbrellas with remote control lighting will be installed.

Propane tank, pool equipment screening walls.

Add a 250-gallon propane tank.

The tank will be behind an existing block wall west of the home at the north end of the driveway, away

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from the neighboring property's wall.

The new pool equipment screening walls will be the same height as the existing wall, and the gate will be the height of the walls.

Vision shield metal panels will be installed behind the metal bars of the gate, using metal meshing like shown in the photo.

The existing walls are 50" tall, and the new walls and gate will be that tall as well.

Motion passed.

**Subm. #577331 – Enclose front entry – Las Brisas**

10154 E Topaz Dr. – Lofy

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

The current lot coverage is 25.78%.

The new lot coverage will be 27.51%.

The front entrance wall and door will be moved forward 23.10', incorporating the 186 square foot area into the living space.

The new wall will be 79' from the inside edge of the sidewalk to the southwest, 21' from the lake edge to the north and 22' from the shared property line to the south. .

The new 10.10' wide x 10.4' high front wall will be 21.3' from the closest property line.

The new wall will have pop out detail to match the house and will be stucco and painted to match the house.

The roof will be a flat roof with 2 – 46.5" x 46.5" skylights installed.

A new 7' wide x 8' high black iron door with sidelights unit, clear glass and grids will be installed.

Motion passed.

**Adjournment:** The meeting was adjourned at 5:13 p.m.

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

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