

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

October 22, 2025

Held in person and via Zoom

Scottsdale Ranch Community Association

10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Matt Metz	Chair
	Ron Auerbach	Vice Chair
	Carolyn Wheelock	Member
	Doug Kiley	Member
	Louba Rapoport	Member (via Zoom)

Members

Absent:	Michele Holzman	Member
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Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:	Ted Hannappel	Contractor for Herlinger
	Jerry Ytzen	Representative for Benson
	Greg Muir	9627 E. Gold Dust Ave.
	Toni Chandler	10068 E. Turquoise Ave.
	Harriet & Robin Diesenhouse	10070 E. Turquoise Ave.
	Diane Eisengerg & John Oper	9204 N. 108th St.
	Andrea Price	10655 E. Mission Ln. (via Zoom)
	Jeff Crane	9705 E. Mountain View Rd. #1078 (via Zoom)
	Thomas Fitzsimmons	9988 E. Sunnyslope Ln. (via Zoom)

Call to

Order: 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.

Approval of

MOTION: It was moved and seconded to approve the October 8, 2025, meeting minutes with the amendment.

Motion passed.

Review of

Submittals:

Subm. #620130 – Full windows – Heritage Village IV

10585 E. Cinnabar Ave.– Benson

MOTION: It was moved and seconded to **approve** full window replacement with a new window added as submitted.

The dining room 2 smaller windows on the west side of the house will be removed and a 36" high x 46 7/8" long picture window will be installed in the middle of the area where the 2 windows were located.

Approved: _____

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Solar Industries Blackcap series 5000 vinyl windows will be installed in all the existing and this new location.

The other sizes of windows will not change.

The new windows have a 2.25" visible glass to frame edge measurement.

Motion passed.

Subm. #617180 – Driveway, artificial turf, landscape, and landscape lighting – Hillcrest

11095 E. Sorrel Ln.– Muir

MOTION: It was moved and seconded to **approve** the driveway, artificial turf, landscape, and landscape lighting as submitted. The Mulga Acacia is approved for 10.1' from the shared property line and 10' from the inside edge of the sidewalk location due to the tree's smaller canopy size.

A new paver driveway will be laid using Ackerstone Paseo Grande antique pewter color pavers in a 3-piece pattern.

The new driveway will be an additional 1' wider than the existing driveway, making it 24.1' wide at the street.

The new driveway will end 2.7' from the east shared property line. This open space will be have Madison Gold .75" granite. No plants will be installed in this 2.7' space between the new driveway and the east shared property line.

The new driveway will continue along the right side of the garage to the side gate, 37.2' long x 10' wide.

A 2.6' wide planting bed will expand to a 4.2' wide planting bed will be added along the garage wall, and 8 Honeysuckles will be planted.

A designated area will be created at the front in the center of the 2 garage doors for the basketball hoop to be installed with a pygmy palm behind it. The basketball hoop was previously approved and will be relocated to this area.

A 15.11' long matching paver walkway will be created that connects the front walkway to the driveway.

Landscape & Artificial turf

All landscape areas will be bordered by the same Ackerstone Paseo Grande antique pewter color pavers as the driveway.

All planting areas will have Madison Gold .75" granite.

Right side of front walk

A Mulga Acacia will be planted on the right front corner of the lot, 10.1' from the shared property line and 10' from the inside edge of the sidewalk.

A row of 6 dwarf myrtle will be planted in front of the right side courtyard wall, behind the new walkway.

A row of 8 Honeysuckle plants will be installed along the far right side of the garage along the new driveway.

1 pygmy palm will be planted in the center of the 2 driveways.

Approved: _____

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A garden bed will be created at the sidewalk corner of the front walkway. A Mediterranean fan palm and lantanas will be planted 10' from the inside edge of the sidewalk.

Left side of front walk

A 454.2 square foot area of artificial turf will be installed in a free form shape. SGW TigerTurf in clover with field green and apple green colors with thatch and a 72 oz. face weight will be installed.

5 Texas sage plants will be installed. 2 near the sidewalk, 3 in front of the pony wall.

Landscape lighting

All landscape lighting to be LED low voltage

6 - BVN-VAL-2002-BBZ, Volt G2 Fat Boy Brass (bronze) spotlights will be installed that measure 7" tall x 3" diameter and 450 lumens each.

18- BDL-330-BBZ, Volt Max Spread bronze brass path and area lights will be installed that measure 25" tall x 9" diameter and 375 lumens each.

Motion passed.

Resubm. #615116 - Hot tub – Las Brisas

10068 E. Turquoise Ave. – Chandler

MOTION: It was moved and seconded to **approve** this hot tub installation in the new location.

A Master Spa Michael Phelps Legend series LSX 700 84" x 84" x 38" hot tub with walnut skirting and a silver marble shell will be installed.

The hot tub will be placed on the east side of the patio, behind the planting wall, near the shared wall, on the existing patio pavers.

The mechanics are all internal.

This location is 20.3' from the neighbor's bedroom window.

The top of the lakeside planter wall is 16" above patio pavers.

The setback measurement of spa locations are as follows, inches from the south shared wall, 38'+ to the north shared wall and 9.6' to the lake.

The maximum noise level of the hot tub is 40 decibels equivalent to the sound of a refrigerator humming, a quiet library, or a gentle whisper.

Motion passed.

Subm. #620135 – Pool – MV/Heritage Place

9204 N. 108th St.– Oper

MOTION: It was moved and seconded to **approve** the installation of a pool.

A 28' long x 10' wide pool will be installed on the back/south side of the house. The pool will have a Baja ledge and the swim area. At the closest point, the pool will be 4' from the back/south shared wall, 20.8' from the east shared wall and 36.2' from the west shared wall.

The pool equipment will be stored at the southwest corner of the backyard, 4' from the west shared wall and 2' from the south shared wall.

Motion passed.

Subm. #617812 – Storage shed - Andalusia III

10655 E. Mission Ln. - Price

MOTION: It was moved and seconded to **disapprove** this submittal due the lack of sufficient detail on the proposed structure. The homeowner is invited to come back to the committee with a clear depiction of what the storage shed will look like with the existing structures on the property, and the structure's wall details.

Motion passed.

Subm. #619044 – Exterior elevator addition – Tierra Vista

9274 N. 103rd St. – Herlinger

MOTION: It was moved and seconded to **approve** this exterior elevator addition subject to an email approval by the committee of a submitted 1-2 pop out details being added to the front upper part of the wall to break up the visual mass.

An exterior elevator will be added to the house.

A 32 square foot addition of an elevator will be constructed on the northeast corner of the house.

The privacy fence that currently connects to the house will be modified to add the structure.

The 5.8' deep x 5.8' wide x 19' high elevator addition that will house the elevator shaft will be stucco and painted to match the house.

Motion passed.

Subm. # 618676 – Walkways – Andalusia III

10614 E. Terra Dr. – Washburn

MOTION: It was moved and seconded to **approve** this submittal except for the construction of the modified/new walkway on the east side of the driveway.

The homeowner is to submit the following modifications for review on the staff level.

The Ivory Travertine pavers in a 4 - piece pattern walkway from the side gate to the sidewalk shall be 2.5' wide leaving a granite border on both sides. The walkway will not extend past the width of the gate to provide a granite buffer between the walkway and the property line.

If agreed upon with the neighboring property to the east and both properties have the same granite, the brick border can be removed subject to an agreement and approval.

The existing front walkway and front patio areas will have Ivory Travertine pavers in a 4 - piece pattern installed over them.

Motion passed.

Adjournment: The meeting was adjourned at 4:43 p.m.