

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

October 8, 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)
Michele Holzman	Member

Staff Present:

Kathe Barnes	Executive Director (via Zoom)
Diane Botica	Architectural Liaison

Others

Present:

David Richter	10569 N. 99th Pl.
Rodolfo Argueta	10180 E Bella Vista Dr.
Polly Wintergalen	9627 E. Gold Dust Ave.
Mark Finkelstein	10470 N. 106 th Pl.
Sherry Swieca	10105 E. Doubletree
Mike March	Architect for Carter
Russell Lathem	10448 N. 106th Pl. (via Zoom)
Amanda Rajchel	10697 E. Fanfol Ln. (via Zoom)
Paul McDougall	10080 E Mtnview Lake Dr #166 (via Zoom)
Sebastian Burzacchi	10535 N. 97th St. (via Zoom)
Sharman Luby	9451 N 105th St. (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 September 17, 2025, meeting minutes.

Motion passed. Michele Holzman abstained.

Review of

Submittals:

Subm. #616880 – Structure with basketball court and gym – The Estates

10404 N 106th Pl Lot1 & 2 – Carter

MOTION: It was moved and seconded to **disapprove** this request for a basketball court and gym due to the structure's scale and mass. The homeowner is invited to come back with changes that address the size of the structure and the high and long visually uninterrupted walls.

Motion passed.

Approved: _____

Architectural Meeting 10/8/2025

Resubm. #613509 – Artificial turf, front, and lakeside – Lakeview Estates

10569 N. 99th Pl.– Richter

MOTION: It was moved and seconded to **approve** the artificial turf. A variance is granted from the 50% front yard limit based on the narrow area in the front and that this is flag lot.

EverGreen 108 artificial turf with an approximate face weight of 79 oz., was installed in the front yard and on the lakeside of the house.

The turf has colors of ever green and jade with thatch.

The same artificial turf was installed at the lakeside of the property.

The lakeside turf areas are bordered by dock, concrete, and lake edge.

Motion passed.

Subm. #617452 – Side walkway – St. Tropez Estates

10180 E Bella Vista Dr. – Argueta

MOTION: It was moved and seconded to **approve** the addition of a side walkway.

The new 4' wide x 26.2' long walkway will start in the backyard and continue through the existing gateway, connecting to the driveway with a 7.4' long x 4' wide section.

This new walkway will be 41.4' from the inside edge of the sidewalk and 12" from the shared wall to the west outside the gate and 10" from the shared wall behind the gate.

The pavers will be Belgard Catalina Sierra color pavers in a 3-piece pattern to match the driveway and front walkway pavers.

Motion passed.

Resubm. #613667 – Widen driveway, landscape – Haciendas Del Lago

9627 E. Gold Dust Ave. – Wintergalen

MOTION: It was moved and seconded to **approve** the driveway extensions and landscaping with the exception of the lemon tree which requires a 10' setback from the inside edge of the sidewalk. A different planting choice can be reviewed on the staff level.

The mailbox, 2 palm trees and raised planting bed will not be modified.

The driveway will be widened an additional 9' x 20' (3 feet on the east side of the driveway and 6 feet on the west side of the driveway).

The pavers will be the same Belgard Sonoran Gray concrete pavers that the previous owner laid in a 3 piece pattern as the walkway and within the courtyard.

The pavers will continue as a walkway to the side gate.

These dimensions will leave about 7' between the shared wall and new driveway edge.

The front yard landscaping will have the following plants added, Japanese Boxwood, Iceberg Roses, Miniature Natal Plum, and Bougainvillea per the plan drawing.

Motion passed.

Subm. #617081 – Patio, walkway – The Estates

10697 E. Fanfol Ln.– Rajchel. Giacalone

MOTION: It was moved and seconded to **approve** this patio and walkway as submitted.

Patio

A small patio area will be laid in the recessed between the entry and the garage in the front of the house.

Approved: _____

Architectural Meeting 10/8/2025

The 8' x 12' patio will be 53" from the garage wall, 55" from the entry and it will be against the front wall of the house.

The covered entry is 15' from the house which includes posts that are 2'6" that make the archway.

The new patio area is 8' from the house.

The set back of the new patio area is 7' from the covered entry archway.

Only the plants that are necessary to remove to lay the pavers will be removed. The rest will remain.

This patio will have the same Tierra Norte pavers in the same color and size that are already laid as the front walkway and entry.

Walkway

An L shaped walkway will be installed on the east side of the house to connect the side gate to the driveway.

The new walkway ends the driveway and the distance from the north/front edge to the inside edge of the sidewalk is 28'6".

The longer section which starts at the gate will be 20' long x 4' wide.

This section of the walkway will be 3' (?) from the east shared property line.

The walkway will turn and the 9' long x 4' wide section will connect to the side of the driveway.

This walkway will have the same Tierra Norte pavers in the same color and size that are already laid as the front walkway and entry.

Motion passed.

Subm. #617111 – Roof, paint – Ensenada Del Oro

10535 N. 97th St.– Burzacchi

MOTION: It was moved and seconded to **approve** the roof and paint with the stipulation that the drip edge be painted the trim color.

Roof

A full roof replacement will be done.

The roof tiles that will be installed are Eagle Dark Charcoal #295 Bel Air (flat) concrete roof tiles.

Paint

The entire house will be painted Sherwin Williams Scheme 18-15.

The body, pop outs, and pony wall will be Sherwin - Williams SW7562 Roman Column.

The wood trim, drip edge, garage doors, front door. and gates will be painted Sherwin - Williams wood trim only SW7062 Rock Bottom.

Motion passed.

Subm. #617861 – Pergola patio cover II and variance – Suntree East

9451 N 105th St. – Luby

MOTION: It was moved and seconded to **disapprove** this request for a variance to setback requirement from neighboring property. The prior pergola cover setback variance was granted based on that portion being against common area.

Motion passed. Ron Auerbach opposed.

MOTION: It was moved and seconded to **approve** this request to construct an additional pergola patio cover with the stipulation that that it be reduced to meet the 5' setback requirement, and that it will be impossible to tell that this is a separate structure.

A 14' long x 9.5' deep x 8' high seamlessly connected new matching Sandalwood Duralum lattice pergola patio cover will be constructed attaching to the existing 12' deep x 17' long x 8' high Sandalwood Duralum lattice pergola patio cover.

The structure will have the same spaced lattice stringer and lattice top with same miter cut ends.

The attached additional structure will be 7' from the shared wall to the northeast, and 5' from the shared wall to the southeast

Motion passed.

Subm. #567654 – Patio cover – Haciendas Del Lago

10167 N. 96th Pl.– Banks

MOTION: It was moved and seconded to **approve** the replacement of the existing lattice patio cover with a wood frame stucco patio cover with a flat foam roof, LED can-less lights and a ceiling fan.

The existing beam pergola on the north side of the house will be replaced with a wood frame stucco patio cover with a flat foam roof.

The patio cover will be 168 sq ft, 14'8" wide, 11'6" deep and 11' high.

The patio cover will be 5' from the north shared wall, more than 20' from the west/front inside edge of the sidewalk and more than 46' from the back/east shared property line.

The patio cover will be attached to the house studs and new ledger board in the same location.

The new patio cover will be supported on the distal end by existing concrete columns.

The frame will be stucco painted white to match the existing color.

Ceiling Fan

1 A Sea Wind white outdoor 48" low profile ceiling fan will be installed.

Lighting

2 Recessed white lights will be installed.

Width: 4.72" / Height: 1.09" / Cutout: 4.18" / Recessed Size: 4" / Finish: Matte White

Wattage: 8.3-8.5W / Voltage: 120V / Lumens: 600

Motion passed.

Open Discussion:

Approved: _____

Architectural Meeting 10/8/2025

The committee discussed the pros and cons of allowing bronze window frames in the St. Tropez community.

Adjournment: The meeting was adjourned at 4:21 p.m.

Approved: _____

Architectural Meeting 10/8/2025