

**SCOTTSDALE RANCH COMMUNITY
ASSOCIATION ARCHITECTURAL
COMMITTEE MEETING
Held in person and via Zoom
10585 N. 100th Street
Wednesday January 28, 2026,
3:30 p.m.**

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF PREVIOUS MINUTES**
 - **January 14,2026, Minutes**

04. Subm. #629452 – Basketball court and gym – The Estates

10404 N 106th Pl Lot1 & 2 – Carter

The homeowners are requesting approval to install a basketball court and gym with the following modifications.

12.10.2025 minutes

MOTION: It was moved and seconded to disapprove the basketball court and gym due to concerns over the impact of such a large structure on neighboring properties, including the height and location of the structure. The homeowners are invited to come back to the committee with something that is no higher than the non-pitched areas of the existing house, with the same architectural detail, and moved as far away from the side property line as possible.

Motion passed.

Description from the homeowners.

We appreciate the opportunity to present our revised design for consideration by the Committee. At the last meeting prior to the Christmas Holiday, we discussed a subterranean option the Committee and neighbors would support that drops the structure down to a parapet height of 1 6'.

The existing residence has existing portions of the home with a 1 6' parapet (nominal) and matching that height for the new structure gives a visual of a continuation of the existing residence and architectural mass.

Additionally, the significantly lowered height preserves visibility to adjoining neighbors of the trees and skyline beyond.

While every effort was made to maintain a maximum distance from the north property line, (code requires a min. 10' separation to the main residence), the subterranean design necessitated a few modifications that enlarged the footprint and orientation. First, the addition of a stairwell expanded the structure's footprint slightly. Secondly, you will notice the orientation of the court has changed to a N/S direction. This was done to maximize the distance from the existing tree in the North front yard from the excavation to preserve the root structure.

However, even with these modifications, we still exceed the 10' side yard setback.

Additionally, the gym and entrance were located on the south portion to orient activities towards the interior of our site and eliminate activity at the property line. Windows along the East, West and South elevations provide visual interest and daylight, while absence of fenestration to the North preserves privacy.

A 15" x 4.75" x 5.50" wall sconce with a black frame and seeded glass sides will be installed at the entrance door facing the interior (south) of our property towards the pool. This fixture will not be visible from surrounding neighbors, but still meets criteria (6W LED/500 Lumens/Dark Sky compliant). There are no longer any exterior light fixtures on the remaining 3 sides of the structure. Exterior photos of the existing residence were part of our original submittal.

We hope these last revisions adequately address the community's concerns and we respectfully request approval of the new design.

Information requested:

Full east west and north elevations with the privacy wall to show what is seen above the fencing in pdf form and in the physical full size plans.

Full size plans are available in the office.

Disclosures sent – no responses.

05. Subm. #630249 –Doors entry/garage, part window, lights garage/entry/landscape, house numbers – Sierra Linda

10555 E. Bella Vista Dr. - Ditallo

The homeowner is requesting approval for the following changes that were made to the property.

This submittal is before the committee due to the lighting installed are different fixtures and the garage fixtures have high lumen counts.

Entry doors

The single door and sidelights were replaced with a 60" x 80" set of black steel and glass double doors that are the same size as the previous door and sidelights.

Part windows

The front arched window and pop out were removed and replaced with a 60" x 60" almond vinyl window.

Garage door

A long panel garage door with 4 stacked rectangular windows down the right side of the door has been installed.

Garage lights

2 – 39.4" long x 2.5" wide black bar LED wall lights have been installed on each side of the overhead garage door.

The 2 fixtures are each 3000K – 5000K integrated LED, 28 watts per fixture. A 28-watt LED typically produces between 3,500 to 4,000 lumens.

No lights were installed in this location previously.

Front door entry lights

2 – 19" black wall sconces with frame within a frame design and Edison style bulbs have been installed in the location where the previous wall sconces were located.

No lumens information has been supplied.

Landscape lights

The previous landscape lights have been replaced and more added.

House numbers

The previous house numbers that were on the garage pop out have been removed.

6" steel numbers have been installed on the pop out of the front courtyard wall.

Information requested:

Lumens for entry lighting.

Visible glass to frame edge measurement for an existing window.

Visible glass to frame edge measurement for the new window installed.

Measurements, color, lumens, and number of path lights installed.

No disclosures sent.

06. Subm. #630275 – Dock, lighting – Lakeview Estates

10573 N. 99th Pl. – Peretz

The homeowners are requesting approval to rebuild the dock and install step strip lighting.

This submittal is before the committee due to not having a request for step strip lighting previously.

Dock

The dock will be the same size and rebuilt in the existing location using Trex Goden Hour medium brown boards for the dock and Trex Toasted Sand boards for the edge that are slightly darker. Toasted sand is a similar color to the current dock's wood.

On the east side of the existing dock adjacent to the grass, there is a high and awkward stepdown from the dock onto the grass. A step down has been created by wrapping the lower

Strip lighting

The current light fixture will remain on the dock.

LED dimmable 2700K warm light recessed dimmable strip lighting will be installed under the front lip of every step down to safely illuminate the step in an understated fashion.

No disclosures sent.

07. Subm. #630284 – Add paint colors to community paint palettes– Lake Serena Estates

10373-10391 E. Lakeview Dr. – Lake Serena Estates HOA

The Lake Serena Estates homeowners community would like approval to add a new paint palette to the approved colors for the community.

Palette #4 will be added to the existing paint palette choices.

The Lake Serena Estates HOA would like to include black as an addition color for ironwork.

Adding Palette #4

Dunn – Edwards DE6121 Siamese Kitten – body/trim

Dunn – Edwards DE6122 Dry Creek – body/trim

And adding Dunn – Edwards DEA002 Black – ironwork

Notes The lake iron fence color will remain Dunn – Edwards DE6069 Bannister Brown.

The lake wall color will remain Dunn – Edwards DE6130 Wooded Acre.

Palettes 1-3 will remain the same.

No disclosures sent.

Adjournment.