

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

May 13, 2026

Held in person and via Zoom

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

Members

Present:	Michele Holzman	Chair
	Carolyn Wheelock	Member
	Doug Kiley	Member
	Louba Rapoport	Member (via Zoom)
	Ron Auerbach	Member
	Steve Grady	Member (via Zoom)

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Kiyoshi Maruyama	10536 E. San Salvador Dr.
	Lani McClure	9817 E. Ironwood Dr.
	Andrew Holland	Contractor for Feinberg & Schnurr
	Kelly & Chales Burns	10668 E. Gold Dust Ave.
	Jake Amrani	9705 E. Mountain View Rd #1056
	Paul Sandburg	10386 N. 96th Pl.
	Nancy Brandl	9454 N. 105th St. (via Zoom)
	Lori Weintraub	10522 E. Bella Vista Dr. (via Zoom)
	Denise Diaz	contractor for Lewis (via Zoom)

Call to Order: Michele Holzman 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 April 22, 2026, meeting minutes with the corrections to the following submittal.

Subm. #641935 – Modifications to previously approved plans – lakeside – Las Brisas

10154 E. Topaz Dr.– Lofy

The attached patio cover frame is approved in the manufacturer color alpine white with the color Sandstone for the louvers. This decision is final.
The koi pond is approved at the length of 18' maximum.

Motion passed. Steve Grady abstained.

Review of Submittals:

Approved: _____

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Resubm. #641935 – Change patio, spa cover colors, review timelines – lakeside – Las Brisas

10154 E. Topaz Dr.– Lofy

This submittal has been removed from the agenda by the homeowner's request.

Subm. #644785 – Sunshade cover – Catalina

10536 E. San Salvador Dr. – Maruyama

MOTION: It was moved and seconded to **disapprove** the sunshade structure as it does not meet the setback or pole color requirements. The structure is to be removed.

Motion passed.

Subm. #646463 – 2' x 3' sign on garage door – Mirador

9817 E. Ironwood Dr. – McClure/Condon

MOTION: It was moved and seconded to **disapprove** this request to install the 2' x 3' signage on the garage door due to location and size. The homeowner is welcome to resubmit for signage that meets the no trespassing signage requirements.

Motion passed.

Subm. #646536 – Add a side gate in privacy wall – Lakeview Estates

9963 E. Island Cr.– Feinberg

MOTION: It was moved and seconded to **approve** the request to install a side gate in the east privacy wall on the cul-de-sac side of the home.

A 42" wide x 6' tall brown metal and composite gate will be added in the east privacy wall to allow access to the back of the property.

Motion passed.

14. Subm. #646549 – Replace gate – Lakeview Estates

9959 E. Island Cr.– Schnurr

MOTION: It was moved and seconded to **approve** the replacement of the existing side gate.

A same size brown composite wood slat gate will be installed in the existing location.

Motion passed.

15. Subm. #645102 – Close opening and raise the shared wall– Lakeview Estates

9959 E. Island Cr.– Schnurr

MOTION: It was moved and seconded to **approve** this request to fill in the open section of the shared wall and increase the total height of the shared wall to be 6' in height, the same height as the return wall that separates the back of the residences.

Both sides of the wall will have stucco and paint to match the individual residence.

Motion passed.

Approved: _____

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Subm. # 646551 – Close opening and raise the shared wall– Lakeview Estates

9963 E. Island Cr - Feinberg

MOTION: It was moved and seconded to **approve** this request to fill in the open section of the shared wall and increase the total height of the shared wall to be 6' in height, the same height as the return wall that separates the back of the residences.

Both sides of the wall will have stucco and paint to match the individual residence.

Motion passed.

Subm. #644469 – Plant 62 wax leaf privets inside privacy walls – Heritage Terrace II

10668 E. Gold Dust Ave. – Wong/Burns

MOTION: It was moved and seconded to **approve** this request to plant 62 wax leaf privets along the inside of the 3 privacy walls in the backyard with the stipulation that they be planted 4' from all shared walls.

The shrubs will be planted 4' from the shared wall and 3' apart.

18 hedges will be planted along the west wall.

26 hedges will be planted along the north wall.

18 hedges will be planted along the east wall.

Motion passed.

MOTION: It was moved and seconded to **approve** the replacement of the existing granite in the front yard will all be changed to 1" Express caramel rock.

Motion passed.

Subm. #643672 – Sport court, basketball goal & attached patio cover – Ensenada Del Oro

10386 N. 96th Pl. - Sandburg

MOTION: It was moved and seconded to **approve** the sport court, basketball hoop and attached patio cover with the stipulation that the court cannot be used to play pickleball.

Sport court with basketball goal

The 44' long x 20' wide sport court with a basketball goal will only be used for basketball.

This will be installed in the southwest corner of the backyard, 3' from the shared wall to the south, and 6' from the privacy wall on 96th street.

The 44' length will run along the neighbor shared wall.

The Goalrilla 60" in-ground basketball hoop placement will be on 96th st side of the basketball court.

Attached patio cover

An L shaped 25' x 15' and 14' x 6' patio cover with a 10.8' high roof with 3 columns and scuppers will be added to the southwest corner of the house.

The structure will have 16" block columns fully grouted with concrete footings, stuccoed and painted to match the body color of the house and a flat roof.

Approved: _____

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The beams will be stuccoed and painted to match the body color of the house.
The structure will be 17' from away from shared wall to the south.
Brackets will be on the corners of the patio cover structure that attach to the header board.

Motion passed.

Subm. #646442 – Replace green street signs – Suntree East

Suntree East HOA

MOTION: It was moved and seconded to **approve** replacement of all green street signs within the community.

Same size street signs in the color blue will be installed in the existing locations.

Motion passed.

(Louba Rapoport left the meeting.)

Subm. #644252 – Installed garage light fixtures – Catalina

10522 E. Bella Vista Dr. – Weintraub

MOTION: It was moved and seconded to **disapprove** the installed garage light fixtures due to the requirement of all exterior light fixtures be complementary in style, material, and finish and the lumens are required to be between 200 – 700 lumens for each fixture. The homeowner is invited to return to the committee with a plan that meets these specifications.

Motion passed.

Subm. #644800 – Storage Addition – Hillcrest

11148 E. Carol Ave. – Lewis

MOTION: It was moved and seconded to **approve** this request for a storage addition on the northwest back of the home.

The 207 square foot storage addition will be 17.9' long x 12' deep x 8.1' tall to the roof line with a parapet wall that ends at 10.6' high.

It will be over 10' from the west shared wall and approximately 72' from the north/rear shared wall.

The structure will have stucco, a pop out detail and paint to match the house with Dunn - Edwards DEW343 Pearl Necklace.

A galvanized steel door will be painted to match the house, Dunn - Edwards DEW343 Pearl Necklace.

There will be a scupper and roof cricket installed.

The temperature control will be internal and no exterior light fixtures nor windows will be installed.

Motion passed.

Approved: _____

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Subm. #641978 – Ficus planted along shared wall – Haciendas Del Lago

10207 N. 98th PL.– Fickert/Hatcher

MOTION: It was moved and seconded to *disapprove* the Ficus trees as planted as they do not meet the 15' setback requirement. The homeowner is welcome to resubmit for a new planting location that meets the setback requirement as outlined in the architectural rules.

Motion passed.

Adjournment: The meeting was adjourned at 4:44 p.m.

Approved: _____

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