

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
ARCHITECTURAL COMMITTEE MEETING**

**May 27, 2026**

**Held in person and via Zoom**

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

**Members**

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

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

**Others**

<b>Present:</b>	Lani McClure	9817 E. Ironwood Dr.
	Suzanne Malpocher	10393 N. 101st Pl.
	Brian Snodgrass	Contractor for Traverso
	Jake Amrani	9705 E. Mountain View Rd #1056
	Paul Swirski	Contractor for Wei (via Zoom)
	Amy Raven	Contractor for LPS Enterprise (via Zoom)
	Gina Pizzilola	Contractor for GE Holdings (via Zoom)
	Michele Mullane	9818 E. Ironwood Dr. (via Zoom)
	Mike Hughes	10421 N. 101st Pl. (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  
Previous Minutes:**

**MOTION:** It was moved and seconded to approve May 13, 2026, meeting minutes.

Motion passed.

**Review of  
Submittals:**

**Resubm. #646463 – No Trespassing & No Handbills sign – Mirador**

9817 E. Ironwood Dr. – McClure/Condon

**MOTION:** It was moved and seconded to **approve** the request to install a No Trespassing & No Handbills sign with the stipulation that the installation location of the sign be moved to the corner granite area where the driveway meets the front walkway.

An 18" x 24" brown sign with white lettering that states, "NO TRESPASSING PRIVATE PROPERTY Arizona Revised Statutes 13-1502 NO HANDBILLS Scottsdale Revised Code Section 19-9" will be

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installed. The sign will be placed in the corner granite area where the driveway meets the front walkway. The sign will be supported by metal stakes and installed at ground level.

Motion passed.

**Resubm. #637423 – Negative edge pool, hot tub, landscape, artificial turf, pavers, landscape lighting,**

**Dock – The Island**

10435 N. 101st Pl.– Wei/Belleview Trust

**MOTION:** It was moved and seconded to **approve** the negative edge pool, hot tub, landscape, artificial turf, pavers, landscape lighting, dock, fencing, stairs, and construction timeframe with the stipulation that the glass fence section be changed to wrought iron to match the rest of the fencing.

**Pool**

The existing pool will be removed.

A negative edge pool and spill basin will be constructed.

The pool will be 30' long x 14' wide at one end and 9.1' wide at the other end, A circular spa will be incorporated in the design at the house end of the pool.

White tile will be used for the pool coping.

The 60" high retaining wall and spill basin wall will have stucco and paint to match the house.

The spill basin will be 3' from the lake's edge to allow landscape access along the lakefront.

The skimmer box and pool plumbing equipment will be located up by the pool.

Perla Blanca marble will be used for the pavers.

**Landscaping**

A width (190 sq. ft.) Palmetto St Augustine sod will be installed along the full length of the lakefront property.

1 Queen palm, 15 boxwood beauties, 5 Blackfoot daisies, 5 Angelita daisies, 5 ice plants, 5 star jasmine, 15 regal mist deer grass, 5 candelilla, 15 deer grass will be installed.

158 square foot of 1'-3" light color river rock will be used.

**Artificial turf**

610 square foot of artificial turf will be laid in the area between the house and the pool.

Spec sheet states 60 oz. total weight.

The artificial turf will not be visible.

**Landscape lighting**

3 – FXLuminaire MS-1LED-FB-x black clamshell wall lights will be installed.

1 – black FXLuminaire WS-LED35W-FB 6.43" x 3.5" WS flood light that is 50-85 lumens will be installed.

6 – FXLuminaire RS-LED20WFL-FB 6.5" x 2.4" black spotlights that are 250 lumens each will be installed.

6 – FXLuminaire M-PL-1LED-FB 22.1" x 5.3" black path lights that are 63 lumens each will be installed.

**Pavers**

Perla Blanca marble 12" x 24" offset pavers will be laid.

**Dock**

The new 10' x 10' dock will have raven Trex Foggy Wharf composite deck boards, and the 1 step will be closest to the house.

The dock will be 10' from all shared property lines and will cantilever over the lake edge.

**Gate, Fencing, Stairs**

The 38" high property wall will have stucco and paint to match the house.

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The existing fence pillars on the south side of the property will remain.  
3 - 60" x 12" x 12" pillars will be added to the north side of the property.  
1 – 120" x 12" x 12" pillar will be added to the north side of the property.  
1 – 132" x 12" x 12" pillar will be added to the north side of the property.  
The 72" high (total) stair wall that will be moved to the north end of the property will be stucco and painted to match the house.  
The iron fencing and gate will be painted Dunn – Edwards Hickory DEC759 oil base gloss finish.  
The stairs gate will be moved and rehung.  
The equipment gate will be charcoal gray and has been relocated to a position that faces the house, so it is not visible.

#### Construction

Demolition 1-2 weeks

Pool excavation, forms, steel, plumbing and electric. 2-4 weeks ready for city inspection.

Shotcrete installation 1 -2 days directly after inspection approval.

Masonry walls construction 1 -2 weeks

Travertine decking installation 1-2 weeks

Pool interior finishes (pebble surface and tile 3 days)

Landscape installation 3 days

Turf installation (1 day)

Plywood will be staked in place along the neighbor's house section of property wall along the access side.

Motion passed.

#### **Subm. #648164 – Addition – Heritage Terrace II**

10658 E. Cinnabar Ave. – Traverso

**MOTION:** It was moved and seconded to **approve** this request for an addition.

A bedroom addition will be constructed on the west side of the house, behind the privacy wall.

The existing livable area is 2483 sf.

After completion, the total livable area will be 2725 sf.

The total lot coverage will be 14.95%.

The distance from the west shared wall is 20' 2 13/16", to the inside edge of the sidewalk in front is 26' 7/16" and to the north/back shared wall is 96' 3 3/16".

The second bedroom addition will be constructed on the west side of the home.

The addition will be 12' 4 6/716" wide and 17' 8 1/16" long.

The addition's roof will be flat.

The walls will stucco and paint with the double pop out detail to match the existing.

ES Windows, Qty: 2 sets | Size: 60" x 60" aluminum bronze windows with grids will be installed on the addition. The new windows will have the same visible glass to frame edge measurement as the existing.

A 10' x 6'8" 3 - panel sliding door will be installed on the addition.

The man gate on the front privacy wall will be removed and then reinstalled on the front privacy wall, moved over 4' toward the shared wall.

Landscaping will be done behind the privacy wall. No review required.

The construction timeframe will be 16 weeks.

Motion passed.

#### **Subm. #647976 – Stucco, paint, full windows, entry door, lighting – Sierra Linda**

10572 E. Bella Vista Dr.– GE Holdings, LLC / Corti

**MOTION:** It was moved and seconded to **approve** this submittal for stucco, paint, full windows, entry door, and lighting with the stipulation that both garage light fixtures be installed centered

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on the pop out and the address be installed centered under the west light fixture and all fixtures are to be 700 lumens each.

#### Stucco

The whole house and all walls including privacy and pony walls will be smooth sand stucco. The vent and pop out above garage by eliminating the pop-out and making smooth and adding new vent (see photos).

#### Exterior paint

The entire house and all walls including privacy and pony walls will be painted with Sherwin-Williams 18-15

The body, pop outs, all walls including privacy and pony walls will be painted Sherwin - Williams SW7562 Roman Column

The wood trim and garage door will be painted Sherwin- Williams RSW7062 Rock Bottom  
Rock Bottom is not to be used on any stucco surfaces of the home.

#### Windows

A full window replacement will be done.

Solar Industries anodized aluminum in bronze color. These windows are also Low-E and double pane. There will be no grids on the windows.

The new windows have a 1" visible glass to frame edge.

A 3 panel slider anodized bronze aluminum door will be installed on the back of the house to replace the existing 8' sliding door.

An 8' anodized bronze aluminum sliding door will be installed on the back of the house outside the master bedroom to replace the existing 8' sliding door.

One window on the back of the house will be eliminated

Another window on the back of the house will be made smaller 36" x 36"

All window installations are to be completed as submitted using the exact frame color and exact measurements stated.

The visible glass to frame edge measurement for the new windows is 1".

#### Entry Door

The existing entry door and side light will be removed and a new entry door to be installed.

Style: French Door

Steel: Handmade 12-gauge wrought iron steel

Glass: 5/8" dual pane tempered glass

Door: Pre-hung 2" door slab with 6" thermal injected insulated jamb for easy installation

Hinges: Heavy duty aerospace grade bullet hinges that can support up to 1500 pounds

Finish: 7 coats of paint for dust & rust prevention: sand blast, hot zinc spray, 2x epoxy primer, acrylic acid black paint, faux finish, varnish coat

Size: 65 x 81

The sidelight is to be eliminated.

#### House Numbers

The existing house numbers will be replaced with new house numbers centered under the west light fixture.

The numbers will be 5", black metal.

#### Exterior Lighting

John Timberland Titan 20" Mystic Black

Each fixture holds one 700 lumen bulb.

There will be a total of 4 fixtures, 2 will be replacing existing fixtures.

1 - entry way

1- back patio

2 – new locations at each side of garage in the locations marked.

Motion passed.

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**Subm. #647156 – Addition, full windows, entry doors, lighting, paint, raise wall – Catalina**

10521 E. Bella Vista Dr. - LPS Enterprise, LLC / Perez

**MOTION:** It was moved and seconded to **approved** for the addition, full windows, entry doors, lighting, paint, and to raise the back privacy wall.

**Addition**

The existing livable area is 2145 square feet.

An existing 58 square foot of storage area in the garage will be converted to livable space.

The garage width will not be changed, and it will still accommodate 2 cars.

The 323 square foot of covered patio in the back of the home will be converted to livable space.

The new total for living space will be 2538 square feet, 32.97%.

The back covered patio will be enclosed.

The walls will meet the existing roof structure and will match the existing stucco and paint color.

New locations of doors and windows will be installed on the back of the house.

**Full Windows**

A250 anodized bronze aluminum windows and doors will be installed.

The new windows have a 1 3/8" visible glass to frame edge measurement.

**Entry doors**

A Therma Tru smooth star Fiberglass door with a clear long vertical window in each door will be installed in the existing location.

The door will be painted Sherwin-Williams SW7504 Keystone Gray.

**Lighting**

The existing light fixtures will be replaced.

2 coach lights will be added on the sides of the overhead garage door as shown.

2 coach lights will be added on the new wall enclosure, outside of the sliders to match the front coach lights.

The coach lights have 3 clear glass sides with an exposed bulb and black framing.

All lighting fixtures will have the maximum light output of 700 lumens and 2700K.

**Paint**

The entire house and all walls including privacy and pony walls will be painted Sherwin-Williams Scheme 11-15.

The body, pop outs, and pony wall will be painted Sherwin-Williams 7570 Egret White.

The wood trim, front door and garage door will be painted Sherwin-Williams 7504 Keystone Gray.

**Raise the Wall**

The metal fencing in the rear wall will be removed.

Block will be added to make the full length of the wall the previous height of the metal fencing.

The added area will have stucco and paint to match the existing.

Motion passed.

(Steve Grady left the meeting)

**Subm. #647715 – AZ Tennis commercial signage – Mercado**

The Mercado - Rasmussen

**MOTION:** It was moved and seconded to **approve** this request to install commercial wall signage.

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A 16" high x 94" long reverse pan channel lettering over the balcony doors on the parking lot side of their C suite. The red aluminum non illuminated letters, "AZ TENNIS" will have 2" returns and mounted 1.5" off the wall.

Motion passed.

(Steve Grady rejoined the meeting)

**Subm. #647731 – Installed Edison lights – Racquet Club**

9709 E. Mountain View Rd. #260 – Conly

**MOTION:** It was moved and seconded to **disapprove** this request for the installed Edison lights. The homeowners are invited to resubmit, including a variance request with the supporting factors that address the 3 requirements and the following.

- Dimensions of the area of installation is to be provided.
- Only 12 bulbs total will be allowed.
- The cord is to be installed close the structure wall and tightly wrapping the beams tightly without a swag.
- The cord extending down the wall is to be bulb free, encased in conduit and painted to match the surface it is installed upon.

Motion passed.

**Subm. # 648503 – 2 additional light fixtures – Andalusia II**

9915 E. San Salvador Dr. – Lacorbiere

**MOTION:** It was moved and seconded to **approve** 1 of the 2 requested light fixtures with the following stipulations.

- The far right light fixture will be too close to the neighboring property, thus creating light trespass.
- Each fixture is to be a maximum of 700 lumens.
- You are welcome to submit for a matching garage wall sconce light fixture in lieu of the fixture that has been denied.

Motion passed.

Adjournment: The meeting was adjourned at 4:45 p.m.