

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

July 8, 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 (via Zoom)
	Louba Rapoport	Member
	Ron Auerbach	Member
	Steve Grady	Member (via Zoom)

Members

Absent: None

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Kelly Southerland	10856 E. Palomino Rd.
	Jake Amrani	9705 E. Mountain View Rd. #1056
	Amy Raven	Contractor for LPS Enterprise (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 June 24, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #645112 – Walkways, Art turf, Landscaping – MV/Heritage Place

10856 E. Palomino Rd.– Southerland

MOTION: It was moved and seconded to **approve** this request for the walkways, artificial turf, and landscaping with the stipulation that the pavers to the RV gate Path #3 is not used for parking or storing of vehicles or equipment at any time.

All walkways will be created using Keystone pavers in the color Desert Blend in a 3-piece pattern.

Right/south

A Fan Palm, a European Fan palm, Cape honeysuckle, Bottle brush, Barrel cacti, and a Juniper bush will remain.

Approved: _____

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Artificial turf

An area 30' x 12' rectangular area of No Limit artificial turf with a face weight of 78oz. will be laid in the front yard. The artificial turf will be 17.01% of the entire front landscape area.

A separation of 5' wide landscape areas will surround the rectangle of artificial turf and create the separation from the turf to the new walkways.

Paths

All paths on the right side of the driveway will be 3.6' wide. The space between this new walkway and the driveway is 5.6' wide and will have a garden bed and granite in that area.

Path 1 - A new 3.6' wide walkway will be laid, connecting the streetside sidewalk to the front entry in a straight line.

Path 2 - The existing 3' wide walkway from the driveway to the front entry will now be 3.6' wide x 40' long, continuing across the front yard to meet another new 3.6' wide walkway that will connect to the front streetside sidewalk to the pedestrian gate on the right/south side of the house.

In the middle of the area between the front walk and this side gate will be a 3.6' circular path around the existing palm tree and connecting the paths on this side.

This new walkway will be 12' from the right shared property line.

Landscaping

The space between this new walkway and the driveway is 5.6' wide and will have a garden bed and granite in that area.

All flowerbeds will be 6' long x 2' wide.

Trees, Boxwood, Roses, Yellow bells, Foxtail Fern, Purple leaf plum, Barrel Cacti, and Lantana will be planted.

Tree #1 is existing. Tree#2 is next to Tree #1 and is being removed.

Tree 3 - A Crape Myrtle Plum tree will be planted 13' from the right side shared property line and 28' from the inside edge of the sidewalk.

Tree 4 - An Ash tree will be planted in the artificial turf area, 30' from the left shared property line, 40' from the right shared property line and 16' from the inside edge of the sidewalk.

Tree 5 - Purple leaf plum #1 will be planted, 17' from both side shared property lines and 12' to the inside edge of the sidewalk between the right side of the artificial turf and the far right walkway.

A Rose plant, Boxwoods and lantana, will be planted along the far right shared property line.

Apache brown .5" screened granite will be installed throughout the landscape areas.

Left/north

Paver Pathway

Path 3 - A 9.6' wide x 30' long pathway will be laid connecting the inside edge of the walkway to the RV gate.

It will be 4' from the shared property line to the left and 6.6' from the driveway.

The RV gate is 10' wide.

This area will not be used for parking.

Landscaping

The existing yellow bells at the streetside will remain.

Tree 5 - Purple leaf plum #2 will be planted on the left side of the garage between the garage and the new RV gate path, 17' from the left side shared property line and 16' to the inside edge of the sidewalk.

Oleanders and yellow bell will be planted between this new 9.5' wide path and the driveway.

Boxwoods and lantana will be planted along the left side of this new 9.6' wide path.

Apache brown .5" screened granite will be installed throughout the landscape areas.

Motion passed.

Approved: _____

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Subm. #655098 – Patio cover, artificial turf, landscape, concrete patio – Catalina

10521 E. Bella Vista Dr. – LPS Enterprise, LLC

MOTION: It was moved and seconded to **approve** the patio cover, artificial turf, landscaping, and concrete patio with the following stipulations.

- The angled cut of the artificial turf be changed to either a straight line edge or a curved finish.
- More plants are to be added in the granite area on the west side of the front yard to eliminate a large expanse of empty granite.
- These can both be reviewed on the staff level.

Patio Cover

A 35' x 10' x 8' patio cover will be constructed in the back of the house next to the newly converted space.

The black aluminum flat patio cover with black posts will be attached to the roof line with brackets.

This patio cover will be 5' from the east shared wall, 33' from the south privacy wall and approximately 30' from the west privacy wall.

The black portions of the patio color will be allowed as it blends with the accents on the house such as the lighting and window frames.

Artificial turf

Antique Pro Omega artificial turf will be installed will be installed in the area next to the driveway and in front of the entry, with a slight change to the angled edge.

The artificial turf has a face weight of 70 oz, separated from the granite area with a black metal edging and will be 26% of the front yard landscaping.

Landscaping

A pygmy date palm will be planted within the front courtyard.

Yucca will be planted along the front of the existing pony wall.

The tree and west side plantings will remain.

Additional plants that will be added to the west front yard area will be submitted for review at a staff level.

Concrete patio

The patio area behind the courtyard wall to the right of the entrance will have a concrete surface poured in the existing footprint.

Motion passed.

Subm. #653690 – Sport Court, basketball structure – Tierra Vista

10167 E. San SalvadOr Dr.– Garcia

MOTION: It was moved and seconded to **approve** the existing sport court and to place a portable basketball hoop at the sport court with the following stipulation.

- The front basketball hoop must be removed as only one will be allowed on the property.

Approved: _____

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- The new portable basketball hoop for the sport court must remain permanently located in one of the following locations to be the furthest from the west and the south shared walls at all times.
Homeowner must notify staff of location selected prior to final approval being granted.
 - At the northeast corner of the basketball/badminton court or
 - Centered on the east edge of the basketball/badminton court.
 - Portable basketball structures must be kept in the approved location at all times. To change the location of the structure, you must submit for approval prior to the changes being made.
- This court is not be used for pickleball at any time as pickleball play is not allowed at any residences within Scottsdale Ranch.

Sport court

The 30' x 60' sport court is installed 2' from the west shared wall, 9.4' from the south shared wall, 25' from the north privacy wall, and 70' from the east shared wall.

*Please note pickleball, or the use of any sport court for pickleball is not allowed on this property.

Basketball portable hoop

A 10' high portable basketball hoop that is adjustable to a maximum height of 10' will be permanently placed at one of the locations listed below next to the existing sport court.

The structure has a black portable base, black pole, clear glass backboard with black trim, white net, and orange rim.

Motion passed.

(Steve Grady left the meeting.)

Subm. #655087 – Add fascia stone to the Heritage Village IV monument – Heritage Village IV

Heritage Village IV HOA

MOTION: It was moved and seconded to **approve** the addition of fascia stone to the existing monument located at the Cochise entrance.

Coronado Stack stone in the color Easter Mountain Ledge and Carmel Mountain group will be installed. This Flagstone will be added to the front, sides, and corners of the monument where there is currently stucco.

All corners will have cornerstone pieces installed.

The tile behind the community name will remain the same.

The edging border around the community name will remain.

The top slab will remain.

The back of the monument will be painted a color that compliments the stone.

Motion passed.

Adjournment: The meeting was adjourned at 4:33 p.m.

Approved: _____

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