

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

August 26, 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 (via Zoom)
Doug Kiley	Member
Louba Rapoport	Member
Ron Auerbach	Member
Steve Grady	Member (via Zoom)

Staff Present:

Kathe Barnes	Executive Director
Diane Botica	Architectural Liaison

Others

Present:

Melissa Sanford	10642 E. San Salvador Dr.
Melanie Schreck	10810 E. San Salvador Dr.
Nathan Schreck	10810 E. San Salvador Dr. (via Zoom)
Steve Burzacchi	10535 N. 97th St. (Via Zoom)
Clint Russell	Contractor for Burzacchi (via Zoom)

Call

Order:

Michele Holzman called the meeting to order at 3:30 p.m. The roll of the Committee members were called, and a quorum of the members were present.

Approval of

Previous Minutes:

MOTION: It was moved and seconded to approve August 12, 2026, meeting minutes.

Motion passed.

Review of

Submittals:

Subm. #660506 – Pool – Andalusia III

10642 E. San Salvador Dr.– Sanford

MOTION: It was moved and seconded to **approve** this request to install a pool.

A 15' wide x 30' long pool in the backyard.

The rectangular pool will be 5.7' from the back/north privacy wall at the closest point, 14' from the east privacy wall 71.9' from the west shared wall.

The pool equipment will be located in the northwest corner of the house, approximately 47' from the west shared wall, approximately 30' from the north privacy wall and will be surrounded by screen walls.

Motion passed.

Approved: _____

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Subm. # 660882 – Relocate the portable basketball hoop – Andalusia III

10642 E. San Salvador Dr.– Sanford

MOTION: It was moved and seconded to **approve** the relocation of the previously approved portable basketball structure to the backyard with a poured concrete pad with the stipulation that this will not be used for pickleball and no lights will be installed.

A 20' x 20' concrete pad will be poured 2' from the west/side shared wall, approximately 25' from the south/front privacy wall, and 40' from the north privacy wall.

The portable basketball hoop will be placed 12' from the west/side shared wall at the at the back/north edge of the concrete pad.

The black metal pole is 9' tall.

The shatterproof backboard has black trim and is 52" wide x 32" high.

The backboard can be raised to 10' high.

The net is white and the rim is orange.

Motion passed.

Subm. #661366 – Garage and Driveway extension – MV/Heritage Place

10810 E. San Salvador Dr.– Schreck

MOTION: It was moved and seconded to **approve** the expansion of the existing garage and driveway.

The garage addition is 365 sq. ft.

The beginning lot coverage was 22.4%.

After the new garage space is added the ending lot coverage will be 25.3%.

The total allowable lot coverage is 40%.

The exterior walls of the added space will have pop outs, stucco and paint to match the existing.

The flat roof line design and parapet will continue.

The front street facing garage wall will be extended 12' toward the street, the west side wall of

The garage will be extended 5' to the west.

The garage setback will be 25' from the inside edge of the sidewalk to the new street facing garage wall.

The front wall of the garage will be 25.2' wide and the overhead garage door will be reused.

The west side setback will be 7' 1/2" from the west garage wall to the shared wall.

Driveway

The driveway will be extended 2' 8.5" with concrete, to the west and will be the same length as the existing driveway.

RV Gate & Walkway

The RV gate will be reduced to 1 panel and tie into the new addition's west side wall.

The existing rock-lined walkway to the side gate will be reduced to the width of single RV panel gate and moved over, curving the same as the existing. The bush closest to the gate will be removed in order to relocate the walkway to maintain access.

Motion passed.

Approved: _____

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Subm. #654860 – walkways, driveway extension, landscaping, landscape lighting. – Ensenada Del Oro

10535 N. 97th St. – Burzacchi

Your submittal is approved for walkways, driveway extension, landscaping, and landscape lighting.

Walkways Front of House

The current concrete walkway from the driveway to the front door will be removed.

A new walkway will be laid from the sidewalk straight to the front door that will connect to this existing walkway footprint.

Phoenix Paver Townscape pavers in the color Slate Grey will be laid in a 3-pice pattern.

The pavers will be placed in 5' square step pads. Granite will fill the slim spacing between.

Walkway to side gate

The property line runs along the right side of the driveway then arcs outward.

The row of pavers on the shared property line will be replaced with the same Phoenix Paver Slate Grey Townscape pavers.

An L shaped 4' wide x 13' in length walkway will be laid in the allowable area to connect the side gate to the driveway.

Phoenix Paver Townscape pavers in the color Slate Grey will be laid in a 3-pice pattern.

Driveway extension

The driveway will be widened by adding an 18" section of pavers to the left side only. This new section of pavers will start at the inside edge of the sidewalk and extend up to the top of the driveway where the pony wall and garage meet.

The same Phoenix Paver Townscape pavers in the color Slate Grey will be laid in a 3-pice pattern will be laid in this area.

Landscaping

All the existing brown granite will be removed.

The large tree, the palm and the ocotillo will remain in the front yard.

A 5' x 5' square x 6" high brick planter will be created around the large tree.

The sides will have stucco and paint to match the house.

The top of the planter box will be the same Phoenix Paver Townscape pavers in the color Slate Grey.

Lantana, agave, coral fountain grass, and lavender will be planted.

Boulders will be added for accents

.5" screened charcoal granite will be installed throughout the landscape area.

Landscape lighting

3 Pro-Trade BUL1 7.5" x 3.2" bronze up lights will be added to the new landscape, focused on the tree, the palm, and the ocotillo. This fixture is 38 lumens.

7 Pro-Trade PTH2 21" x 5" bronze path lights will be added to the new landscape and new front walkways. This fixture is 180 lumens.

Both are low voltage.

Motion passed.

Approved: _____

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Subm. #663146 – AC Screening alternative for Las Brisas – Las Brisas

Las Brisas HOA

MOTION: It was moved and seconded to ***approve*** the aluminum screen walls as an AC screening alternative for the Las Brisas community, and this option will be looked at for other communities within Scottsdale Ranch on a case-by-case basis based on how the aluminum walls will blend in with the entire surroundings.

Las Brisas HOA will allow their homeowners to submit for the installation and painting of aluminum slat panel walls as an option for AC screening or they can submit for the installation of AC screen walls per the AC screening standard that is already in place.

The aluminum walls will be the height of the AC unit, and cover all sides of the unit and must be painted to match the body color of the house.

Motion passed.

Adjournment: The meeting was adjourned at 4:25 p.m.

Approved: _____

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