

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

September 23, 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
	Ron Auerbach	Member
	Steve Grady	Member

Members

Absent:	Louba Rapoport	Member
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Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Darius Ditallo	10675 E. Gold Dust Ave..
	Martha Harris	11123 E. Palomino Rd.
	Amy Raven	Contractor for LPS Enterprise LLC (via Zoom)
	Ana Contreras	Architect for Harris (via Zoom)
	Brian Eldredge	10065 E. Doubletree Ranch Rd. (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 the September 9, 2026, meeting minutes.

Motion passed. Carolyn Wheelock abstained.

Review of

Submittals:

Subm. #660952 – 2 Additions, entry door, roof, full windows, sliders, paint– Heritage Terrace II

10675 E. Gold Dust Ave. – 10675 E GOLD DUST AVE, LLC / Ditallo

MOTION: It was moved and seconded to **approve** the 2 additions, new roof, full windows, entry door, and painting with the stipulation that the scaled elevation of the full back wall showing the existing and the new be received and approved on the staff level. No light fixtures nor landscape has been submitted or approved at this time.

Additions

Two existing patio areas will be enclosed giving the property an additional 96 square feet on the south side of the house and an additional 145 square feet on the rear/east side of the house.

Both areas will be finished to match the existing with stucco, paint, pop outs, doors, and windows.

Approved: _____

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The gates and garage doors will not be replaced.
The new lot coverage will be 40%.

Back East addition

This is 2 sections of the house with different roof lines that are being combined into a new wall line with 2 roof types.

Flat and pitched roof sections that are next to each other with independent roof lines will be extended outward to the new wall being constructed.

The pitched tile roof line will continue with the same slope.

The supplied hand drawn example of the new rooflines drawn on a picture is on pg. 11.

The pitched added roof section will have tiles added to match the existing pitched roof.

The flat roof section will have a matching flat roof and matching parapet wall.

The new wall will be flush with the existing walls.

2 new aluminum bifold doors measuring 168" x 80" and 72" x 80" will be added to this newly enclosed area.

South side addition

The wall and flat roof and parapet will continue out to be flush with the existing walls.

2 new windows measuring 16" x 59" will be installed.

Roof

A full roof replacement will be done.

Eagle #3687 Brown – Gray Range concrete Capistrano roof tiles will be installed in all pitched roof areas.

Entry Door

The existing 61" x 81" front doors will be replaced with a set of wrought iron black same size 61" x 81" doors.

The new doors have black glass and black steel horizontal metal elements.

The new doors will be installed in the existing location.

Full Windows

Ambassador Series International anodized bronze/black vinyl windows will be installed in the existing locations and new locations.

The visible glass to frame edge measurement for the new flush fin window installation is 2".

A 168" x 80" black aluminum bi-fold door will be installed on the back of the house.

A second set of black aluminum bi-fold doors measuring 72" x 80" will be installed on the back of the house.

Paint

The entire house and walls including privacy and pony walls will be painted Sherwin - Williams Scheme 17-15.

The body, pop outs, garage door, and pony wall will be painted Sherwin - Williams SW 7104 Cotton White.

The wood trim will be painted Sherwin - Williams SW 7020 Black Fox.

Black Fox is not to be used on any stucco surfaces of the home.

Motion passed.

Approved: _____

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Subm. #665047 – Guest House with a covered patio, and variance – Hillcrest

11123 E. Palomino Rd. – Harris

MOTION: It was moved and seconded to **disapprove** the variance request as the property does not have unusual characteristics not found on neighboring or similar style properties. The homeowner has other options available with this property that will allow them to construct a guest house.

Motion passed.

MOTION: It was moved and seconded to rescind the previous motion, that disproved the variance request as a whole. The variance request for the south setback remains denied and the 30' setback to the south shared wall is upheld.

A variance request for the east side of the property along the wash is approved with the stipulation that the setback measurement from the new structure to the east privacy wall be a minimum of 7.6'.

This is granted due to the following.

- a. This property abuts a wash to the east.
- b. The Stonegate residences on the other side of the wash to the east have less restrictive setbacks.
- c. This variance will allow for easy access to the front door for the elderly and wheelchairs.
- d. Updated plans are to be submitted and approved at the staff level.

A 1,334 sq ft guest house with an 189 sq ft covered patio will be built on the southeast corner of the property.

At completion the lot coverage will be less than the allowable 50%.

The height of the structure will be 15' 7" to the top ridge with a 4" concrete slab.

The main house is 20' to the top roof line.

The new structure will be 30' from the south shared wall and a minimum of 7.6' from the east privacy wall.

The 10'-1" x 6' x 31' 6" covered patio will be on the west side facing the pool.

There will be a walkway from the side gate directly to the front entry door.

The door will be hickory stained 2 panel design Fiberglass door without windows that measures 36" x 80".

The structure will have the same roof, stucco, paint, similar or same windows and doors as the house.

The Height of the south shared wall is 65" from the from neighbors side. From the homeowner's side, it is 54".

The homeowner is using the same exact windows and sliding doors as those on the house.

The window that will be installed on the south wall that faces neighboring property will be 6' from ground level to the base of window.

The wall that faces the covered patio and pool will have 4 windows and a set of sliding doors. This wall is 70'+ from the west shared wall.

No lighting has been submitted or approved at this time.

Motion passed.

Approved: _____

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Subm. #661986 – Outdoor Shower – Tierra Vista

10333 E. Caron St.– Motschall

MOTION: It was moved and seconded to **disapprove** this request for the installed outdoor shower. The structure is visible from neighboring property and the street, and the wall that was constructed is too close to the party wall and is constructed from wood which is not permitted for walls. The homeowner is welcome to resubmit for something that complies with the requirements.

Motion passed.

Subm. #664632 – Solid roof shade structure, outdoor kitchen – St. Tropez Estates

10065 E. Doubletree Ranch Rd. - Eldredge

MOTION: It was moved and seconded to **approve** this solid roof shade structure, outdoor kitchen with the stipulation that the 6 light fixtures will comply with the required maximum of 700 lumens each.

The homeowners are requesting approval to install a sunshade structure and new outdoor kitchen.

The current BBQ and fireplace will be removed.

The new BBQ entertaining area and sunshade structure will be constructed in the same area.

A 20' x 20' x 10' ¼" cedar brown wood color Alumawood solid roof sunshade structure will be constructed 8' from the east shared wall, 12'+ from the back/south wall, 20'+ from the west shared wall.

Four steel posts wrapped in the same color Alumawood will be secured with footings.

A Travertine patio, and new BBQ station, full length counter, wall, and TV will be underneath the patio cover.

The 8' high wall will be on the east side of the structure. This wall will be stucco and painted to match the house.

6 can lights and a 52" fan without a light will be installed.

Lights: 6" can lights at 700 lumens (6 total lights).

East Wall (neighbor): 6-6.5 ft.

South wall 4.5 ft tall from the homeowner's side, closer to 6 ft from the walking path side.

Motion passed.

Resubm. #663337 – enclose the existing covered patio, add a new attached covered patio, full windows, entry door, lighting, paint – Catalina

10468 E. Mission Ln. – LPS Enterprise, LLC

MOTION: It was moved and seconded to **approve** the enclosure of the existing covered patio, the new attached covered patio, full windows, entry door, lighting, and paint.

The 323 square foot covered patio will be enclosed.

A new 350 square foot covered patio will be constructed.

The new lot coverage will be 36.94%.

Patio Enclosure

The existing footprint, setback measurements nor roof line will not change.

Walls will be added under the existing roofline that will have stucco and paint to match.

A 16' long multi panel door and window will be added to the new rear/north wall.

A window will be added to the new side/west wall.

New attached patio cover

An aluminum 102" high x 35' long x 10' deep solid roof patio cover will be added to the back of the home.

The structure will be supported by pillars and brackets that will be attached to the roof.

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This structure will be 25' from the back/north shared wall and will be 8' 7 5/16" from the west shared wall.

Full windows, Sliding door

All windows and sliding doors will be replaced with Milgard A250 anodized bronze aluminum windows and doors without grids.

1 new window location will be added on the west/side wall of the new enclosure.

The existing windows that will be replaced will be the same size and in the same location.

The new windows will be: (back of house) Great room, one 192x80 OXXO Slider, one 36x36FXD, one 72x36XO. Primary Bedroom, one 72x80XO Slider, one 36x60SH (All shown on the elevations).

The new windows will have a 2" visible glass to frame edge measurement.

Entry doors

The existing 6.8' tall entry doors will be removed.

A new set of 62x80" entry doors with a centered single lite vertical glass panels will be installed.

The doors will be painted Sherwin – Williams SW7504 Keystone Gray.

Lighting

All the existing light fixtures will be replaced.

2 new lighting locations will be added on each side of the overhead garage door in line with the top of the pop around the overhead door.

The rectangular wall sconce fixtures have black metal frames with 3 open sizes of glass and an exposed bulb.

The light fixture overall size: 4.75 in. W x 5.5 in. E x 13 in. H, the body is 4.75 in. W x 4.75 in. E x 10.75 in. H, the back plate is 4.75 in. W x 0.75 in. E x 4.75 in. H

The bulbs used: 60-Watt Equivalent ST19 Dimmable Straight Filament Clear Glass E26 Vintage Edison LED Light Bulb, Soft White (2700 Kelvin, 800 Lumens)

Paint

The entire house will be painted Sherwin – Williams Scheme 11-15.

The body, pop outs, and all walls including privacy and pony walls will be painted Sherwin – Williams SW7570 Egert White.

The wood trim, garage door, side gate, and front door will be painted Sherwin – Williams SW7504 Keystone Gray.

Keystone gray is not to be used on any stucco surfaces of the home.

Motion passed.

Subm. #665032 – Walkway – Sierra Linda

9105 N. 105th Pl. – Cooperider

MOTION: It was moved and seconded to **approve** the walkway.

A 4' wide x 16' long L shaped walkway will be added to the east side of the house, connecting the driveway to the side gate.

The lower section of the L shaped walkway will be 5.4' long.

Smyrna limestone Roman tumbled pavers will be installed in a 3-piece pattern.

The new walkway will be 12.8' from the east shared property line and approximately 20' to the inside edge of the sidewalk.

The Mesquite tree that was planted too close to the palm tree will be removed.

The property maintains the 2-tree requirement.

Motion passed.

Approved: _____

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Resubm. #628207 – Clarification of lakeside retaining walls – Lake Serena Estates

10222 N. 103rd Pl.– Kiley

MOTION: It was moved and seconded to **approve** the updated information for the retaining wall and lakeside landscape.

Retaining wall - The correct height of the retaining wall is 71". The homeowner has the option to raise the wall from 71" to 80" due to this being within the requirements of the architectural rules. The distance from the retaining wall to the lake's edge is 4'.

Lakeside landscape – The 4' from area from the retaining wall to the lake's edge, and from side property line to property line will be Madison Gold Rip Rap.

Motion passed. Doug Kiley abstained.

Architectural Rules reviewed:

Holiday Lighting

MOTION: It was moved and seconded to **approve** the updated holiday lighting language with the following language corrections.

- a. Except as otherwise set forth below, holiday lights and decorations may only be used between October 1 and January 15. Even during that timeframe, holiday lights and decorations may be installed no more than 45 days prior to the identified holiday (but may not be illuminated until 30 days prior to the identified holiday), and must be removed within 15 days after the same holiday.
 - (1) For religious holidays that do not fall between October 1 and January 15, holiday lights and decorations may be installed no more than 45 days prior to the identified religious holiday (but may not be illuminated until 30 days prior the identified holiday) and must be removed within 15 days after the same religious holiday.
 - (2) For all other holidays that do not fall between October 1 and January 15, and for all celebratory events, **holiday lights and** decorations may be installed no earlier than one week before the holiday or celebratory event and must be removed within one week following the holiday or celebratory event.
- b. Holiday lights and decorations shall be of reasonable design and magnitude so as not to disrupt neighboring residences and property. Holiday lights and decorations cannot stay in place for successive holidays ~~absent~~ **absent** a significant showing that they are specific to both holidays.

Motion passed.

Approved: _____

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Edison – style string lighting

MOTION: It was moved and seconded to **approve** the new language for Edison lighting with the following language corrections. Staff will ask counsel if they can list the communities where this lighting is not allowed.

As with all lighting installations, the Architectural Committee reserves all rights to approve, approve with stipulations, or disapprove the use of Edison- style string lighting in its sole discretion, on a case-by-case basis, giving consideration to the unique aspects of each property. Edison-style string lighting will only be permitted on Lots classified as Single Family Residential or Cluster Residential Use. Edison-style string lighting will not be permitted in condominium or apartment communities because of the close proximity of the units, light trespass, and aesthetic impacts.

The following guidelines will be used in considering submittals for Edison-style string lighting for Lots classified as Single Family Residential Use or Cluster Residential Use:

- a. Edison-style string lighting will not be allowed in front yards.
- b. Edison-style string lighting must be installed underneath a covered structure that blocks all light from emitting upwards. Installation under lattice-covered structures is not allowed unless a fabric or other light- impermeable covering is used to prevent light from emitting upwards.
- c. Edison-style string lighting must be installed to prevent excessive light trespass and must not adversely affect neighboring properties in any way.
- d. Permitted wire colors are black, dark bronze or other colors to match the surface to which it is affixed.
- e. Edison-style string lighting may not be mounted higher than 10' above the adjacent finished grade. For residences whose entry floor is on the second or third story, the lighting may not be mounted higher than 10' above the floor of the entry level.
- f. Edison-style string lighting may not be mounted on free-standing poles or posts, or on trees or plants of any kind.
- g. Edison-style string lighting must be rated for outdoor use.
- h. No more than 50 total bulbs are allowed on any one property.
- i. No more than a total of 100 linear feet of lights are allowed.
- j. The maximum light output allowed per bulb is 150 lumens.
- k. The lumens, color temperature, shape, and size of all bulbs must be identical.
- l. Bulbs must be clear so that the filaments are visible.
- m. Colored bulbs, lights that flicker, flash, blink, or animate, rope lights, and mini string lights are considered holiday lights and are not permitted under this section. Refer to Lighting: Rule 3.
- n. Edison-style string lighting is to be evenly distributed over the illuminated area, and the bulbs are not to be clumped together. Cascading style lights are not permitted.

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- o. The application must identify where outlets and conduit are to be installed; these should be installed so as to minimize visibility.
- p. Edison-style string lighting is not permitted to be on past 10:00 p.m.
- q. Edison-style string lighting must not be installed within 10 feet of a property line. Exceptions to this may be granted on a case-by-case basis for Cluster Residential properties and zero lot line properties.

Motion passed.

Adjournment: The meeting was adjourned at 4:58 p.m.

Approved: _____

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