9COTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING
November 11, 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
Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison
Others Present:	Mr. & Mrs. Sandburg	10386 N. 96th Pl. (in person and via Zoom)
	Gabriela Avila	10555 E. Terra Dr.
	Ryan Lyles	10374 N. 107th St.
	Colleen Wilson	10738 E. Terra Dr.

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 October 14, 2026, meeting minutes.

Motion passed.

Review of Submittals:

Subm. #670485 – Variance request for 60 planted Ficus trees, 1 planted lime tree – Ensenada Del Oro
10386 N. 96th Pl. – Sandburg

MOTION: It was moved and seconded to ***disapprove*** this request for a variance and approval of the planted Ficus trees as they do not meet the required 15' setback measurement from any property line or party wall to avoid canopy and/or root encroachment. The homeowner is welcome to resubmit for approval of the Ficus trees in locations that meet the setback requirements.

Motion passed.

Subm. #670485 – Pergola, add a front patio, and replace a walkway – The Estates
10374 N. 107th St. – Lyles

MOTION: It was moved and seconded to ***approve*** the submittal as presented.

A pergola, front patio, and walkway replacement will be added to the property.

Pergola
A 15’ wide x 18’ long x 9’ tall pergola will be constructed in the northwest corner of the backyard.
The pergola will be 10’ from the north shared wall, 10’ from the west shared wall and 10’ from the house.
The Alumawood structure will have white Alumawood posts that match the body color of the house.
The Alumawood slats will be brown to match with the roof color.
House colors - The body, pop outs, wood trim, garage doors, and pony wall are painted Dunn – Edwards DE6212 Crisp Muslin.
The roof is Eagle San Miguel #8401 concrete tiles.

Patio
A 20’ x 15’ patio area will be created in the front of the house under the roof overhang.
Antique Tile silver select Turkish Travertine will be laid in this area.

Walkway
The front walkway and landing will be removed. Antique Tile silver select Turkish Travertine will be laid in this existing footprint.

Motion passed.

Subm. #670943 – Fascia stone – Ridgeview Estates
10738 E. Terra Dr. – Wilson

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

Fascia stone to the front of the house and pony wall.
Alpine Ledgestone will be installed on the front only.
The fascia stone will extend 40” up the 3 front pillars and the front pony wall.
All returns and columns will use 90-degree corners.
The pony wall will have chiseled wall caps.
Cap corners will be cut at 45 degrees or finished with a solid piece.
Caps are 12" x 20" x 2".
Water edge caps will finish the stone columns.
Corners will be cut at 45 degrees. Water edge pieces are 2" x 2" x 20".

Motion passed.

Subm. #669604 – lighting, full windows, entry doors, smooth stucco, paint, house numbers – Sierra Linda
10555 E. Terra Dr. – Alpha REI, LLC/Avila

MOTION: It was moved and seconded to ***approve*** this request for lighting, full windows, entry doors, smooth stucco, paint, and house numbers.

Black window frames has been added to the Sierra Linda community as an approved window frame color.

Lighting
Front - 4 wall sconce light fixtures will be installed on the front/side of the house.
The entry door fixture and the side door fixture will be replace.

2 new light fixtures will be installed on the street facing garage wall. One will be installed on each side of the overhead garage door where indicated.
Rectangular 7.87" x 20" black frame and clear glass wall sconces will be installed in these locations.
Each of these fixtures will be 800 lumens.

Back - The 2 wall sconces on the back of the house will be replaced in the existing locations.
The fixtures will be 4.75" wide x 12.75" black rectangular fixtures with a single 800 lumen bulb.

Full windows
A full window replacement will be done.
SI Black Capstock vinyl windows will be installed with a nail fin installation, requiring stucco rework to be done.
The new windows have a 3.25" visible glass to frame edge measurement.
The sliding doors will be replaced.
The 72" x 80" sliding glass door in the living room will be replaced with a 120" x 88" sliding patio door.

Window allowances for Sierra Linda –
colors - white, beige, anodized bronze, almond,
materials - vinyl, Fibrex, aluminum, aluminum clad,
both grids and no grids
Visible glass to frame edge measurement of 1.5"- 3.25".

Entry doors
The current front entry door and sidelight will be removed.
A set of 60" x 80" knotty alder/brown wood double doors with lower kick plates and upper windows with grids will be installed.

Stucco
The entire house will be changed to sand smooth stucco finish.
The pony wall pop out will be removed.
The other pop outs on the house will remain.

Paint
The entire house and walls will be painted Dunn – Edwards Palette 11-15.
The body, pop outs, pony wall, and all walls will be painted Dunn – Edwards DE6212 Crisp Muslin.
The wood trim and garage door will be painted Dunn – Edwards DEC752 Birchwood.

House numbers
8" black modern house numbers will be installed centered above the overhead garage door.

Motion passed.

Subm. #669616 – Widen the driveway – Catalina
10521 E. Bella Vista Dr. – Barley

MOTION: It was moved and seconded to ***disapprove*** this request to add a 4' wide area of pavers next to the driveway. The homeowner is welcome to resubmit this request with a 2' wide area of pavers and tying the pavers visually into the existing hardscapes by lining the exterior edge of the front walkway and as the border between the granite and artificial turf with the same pavers.

Motion passed.

Subm. #670939 – Artwork on lakeside – Las Brisas

10158 E. Topaz Dr. – Grady

MOTION: It was moved and seconded to ***approve*** this request to install a metal wind sculpture on the lakeside patio.
The 60" tall x 24" wide metal sculpture has movement by wind activation.
The location is 29' to the edge of the lake, 30' from the north shared property line and 20' to the south shared property line.
The structure has colors of browns, greens, and gold.

Motion passed.

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