



**Architectural and Landscaping Review Committee — April 13<sup>th</sup>, 2022,**  
**Via Zoom Platform at 3:00 P.M.**

Committee Members Present: Daniel Sturmon (Chair), Sheryl Forte, Susan Wood, and Brent Woods

Staff Present: Barbara Daoust and Priscilla Harris from FirstService Residential  
Guests: Greg Hemmerlin, Architectural Services Manager with Pulte Homes.

**Call to Order:** The meeting was called to order at approximately 3:00 pm.

**Adopt the Agenda**

*A motion was made by Daniel Sturmon to approve the current agenda with two amendments: Add two topics A) Update Design Guidelines regarding common areas. B) Discuss pg. 7 of the Design Guidelines regarding Sub-Associations and what defines the “not visible” stipulation and ARC project timeline. Seconded by Susan Wood to adopt the modified agenda. Motion carried unanimously.*

**Approval of the March 9, 2022, Minutes**

*A motion to approve March 9, 2022, meeting minutes was made by Susan Wood and seconded by Sheryl Forte. Motion carries.*

**Consent Agenda**

*A motion to approve the March consent agenda was made by Susan Wood and seconded by Sheryl Forte. Motion carries.*

**Discussion Pg. 7 Design Guidelines**

Dan Sturmon to present a new time limit on ARC Submittal completion timeframe from Governing Docs Committee. The current guideline for ARC project completion is 180 days, proposed timeframe 120 days. Extensions for extenuating circumstances are to be given as requested. *A motion was made by Brent Woods to adopt 120-day timeframe and submit to VCA Board for review, seconded by Brent Woods, motion carried unanimously.*



### **Pulte Presentation**

The committee requested hard copies of the landscape design, entry gate design, monument design, Design Guidelines, CCRs, and samples of materials to be used for the community. Greg Hemmerlin presented the preliminary plans to the committee. The following items were discussed.

- > Located west of RVB and north of Innovation Park totaling 227 homes. (44% - 4000 Series 50'x120' lots, 33% - 5000 Series 60' x 125' lots and 23% - 5500 Series 70' x 125' lots)
- > All homes will be < 21' feet in height
- > Two car garages, <50% of building frontage. 5500 Series will have the option for a three-car garage. Option for standard or addition of opaque glass panes.
- > Exterior lighting on buildings and in carports. The lighting plan will be submitted to the committee. No solar application is planned.
- > There will be a walking path added northeast of Honey Bee Wash. Pending info on who will maintain the walking path.
- > Window frames design and paint. Will be painted in a tan color complementary to body.
- > Potential Big Wash Trail access.
- > Paving begins Oct 2022
- > Timeframe for model production is set to begin Oct 2022. First home ready for sale scheduled for 03/23/2023. First closing Dec 2023, final closing Dec 2024.

*A second meeting was requested by the committee to allow Greg and his Pulte, colleague, Manager of Landscape Planning, Andy Martinez to provide the requested documents and samples of materials to be used. No approval was received.*

### **Parks and Landscaping Committee Update**

Susan Wood did not provide a report due to the rescheduling of the Parks and Landscaping Committee Meeting.

### **Discussion Sub-Associations and Common Areas**

Dan Sturmon opened discussion on jurisdiction the VCA has on Sub-Association common areas. How to obtain authority to approved common areas in Sub-Associations. General Manager, Barbara Daoust will work with attorney, Mark Sahl, on areas where the new Design Guidelines can improve regarding Sub-Associations and compliance. Reviewed VCA CCRs, Article III, currently applicable for common areas in Valley Vista.



**Antenna – 1229 W Faldo Dr.**

The committee reviewed the homeowner's request for adding an antenna. Hobby CB-Radio antenna is not protected under the same FCC guidelines as previous antenna requests. Information regarding the Town of Oro Valley's rules on the antenna's not exceeding 12 feet from and roofline. The antenna's distance from neighboring properties was not disclosed in their ARC submittal. *A motion was made by Brent Woods to deny the request, seconded by Susan Wood. Motion carried unanimously.*

**Window Modification — 755 E Romsdalen Rd.**

The committee reviewed the homeowner's request for modifying their windows in view of their street and neighboring properties. The request would alter the design of the windows from three small windows to one large window. *A motion was made by Brent Woods to approve the request with stipulations that all necessary permits are received by the Town of Oro Valley prior to construction, seconded by Sheryl Forte. Motion carried unanimously.*

**Discussion – Portable Sanitation Facilities**

The committee reviewed the VCA Guidelines and lack of direction regarding Portable Sanitation Facilities. Brent Woods also noted no verbiage regarding roll-off units. *Motion was made by Brent Woods and seconded by Sheryl Forte to Request the VCA Board adopt new Design Guidelines and add verbiage for portable sanitation facilities. A) Only one single sanitation facility is permitted per lot. B) Permit portable sanitation facility use for one business week (Monday – Friday). No weekends permitted. C) Portable Sanitation Facility will be placed in the driveway or in the front yard at a minimum of 10' from any property lines. Motion was approved unanimously.*

*With there being no further business, a motion to adjourn at approximately 5:18 PM. Motion carried unanimously*

