



Architectural and Landscaping Review Committee — August 10th, 2022,
Via Zoom Platform at 3:00 P.M.

Committee Members Present: Dan Sturmon, Chair, Sheryl Forte, and Susan Wood
Members Absent: Lynn Huebner and Brent Woods

Member Guests: Joan Sauer, Committee Member – Finance, Gov Docs, & Parks & Landscaping Committees and Dan Gann, ALRC Chair of Sunterra @ Vistoso Sub Association

Guests: Santiago Fajardo and Keith Chapple with NexMetro

Staff Present: Priscilla Harris, Assistant Manager from FirstService Residential

Call to Order: The meeting was called to order at approximately 3:02 pm.

Adopt the Agenda

A motion was made by Susan Wood and seconded by Sheryl Forte to adopt the agenda.

Approval of the July 13, 2022, Minutes

A motion to approve July 13, 2022, meeting minutes was made by Sheryl Forte and seconded by Susan Wood. Motion carried unanimously.

Consent Agenda

A motion to approve the July consent agenda was made by Sheryl Forte and seconded by Susan Wood. Motion carried unanimously.

Landscaping Committee Update

Susan Wood reported on the following items:

- ❖ Tree Removal in Eagle Summit Neighborhood
- ❖ Sunset Park Swing Replacement
The committee recommended to the Board to replace the damaged bug swing with a two-belt swing set.
- ❖ Landscape RFP Recommendation Response
The committee reviewed recommendation from the Finance Committee and shall proceed with the contract as-is for the remainder of the contract term and shall take the recommendations as advisement moving forward.

ARC Submittal Reviews

NexMetro - Avilla Homes Rancho Vistoso

The committee reviewed exterior designs and landscape design for Avilla Homes presented by Santiago Fajardo and Keith Chapple. The committee discussed the following items:

- ❖ Parcel 5u located north of Safeway parking lot will consist of 87 units.
(40% - 1 bedroom, 40% - 2 bedroom and 20% - 3 bedroom)
- ❖ Parcel 7i on west side of RVB will comprise of 118 units.



- ❖ Two parking spaces per unit - one will be covered. Additional storage and garage space is available for an additional monthly fee. A total of 234 parking spaces for 7i and 171 parking spaces for 5u.
- ❖ Exterior lighting on buildings and in carports. Lighting plan reviewed and lighting stipulations were expressed by the committee. No lumens or wattage were provided by NexMetro.
- ❖ Carport roofs were to be metal. Garage exterior walls to have a stucco finished. Twelve garages are proposed for 5u and twenty-four for 7i. Carports shall be 9' in height.
- ❖ No resident access shall be provided through Safeway loading area along RVB.
- ❖ Each unit will have a private yard and the community will be border by a wall. Walls are to be 6' in height.
- ❖ Exterior perimeter wall shall be 6' in height and constructed with block.
- ❖ Ground cover for both lots discussed and informed decomposed granite is not permitted in front yard or common areas.
- ❖ Landscaping plans were reviewed by the committee and found plants in conflict with the VCA Approved plant list.
- ❖ Backyards could have artificial turf or decomposed granite as a ground cover.

The committee provided direction provided to Assistant Manager to send NexMetro the VCA Design Guidelines and plant list to meet VCA criteria. NexMetro shall provide the assistant manager with lighting and ground cover details with images. Assistant Manager will send NexMetro the items required for editing. NexMetro shall send the Assistant Manager revised design plans for the Committee to review.

Tangerine Monument Designs

Motion was made by Sheryl Forte and seconded by Susan Wood to table the discussion until renderings or bids are received. Motion carried unanimously.

Discussion – Design Guidelines

The committee reviewed the draft of the 'Architectural and Landscape Guidelines'. Joan Sauer suggested adding a tip early in the document to help members navigate the PDF version using the CTRL+F shortcut to search the document for key terms. Joan Sauer informed of her edits by creating more concise categories and providing page numbers as well as a glossary. Joan Sauer eliminated superfluous language from definitions and easier to understand than the previous document that was full of jargon that was difficult to interpret. Susan Wood reviewed verbiage changes regarding turf, trellises, and fountains. Sheryl Forte provided insight on landscape guidelines and addition of adding stipulations of decorative boulders. Dan Sturmon provided insight on editing the Approved Plant List and formatting for new architectural submittals. New document shall be referred to as the "Architectural & Landscape Change Form" or ALC Form. ARC will be edited to ALC and Design removed from "Design Guidelines" and shall be referred to as "Guidelines" in their new document. Dan Sturmon will provide additional time to allow absent committee members to provide any edits or suggestions. Assistant manager will add all edits discussed as well as any edits received from absent members and



reformat the document to eliminate overwriting from previous cross-program edits. Assistant manager shall finish all edits prior to September's Governing Docs Committee meeting.

2023 Budget Request

Direction provided to management to request the following items to the 2023 Budget Request from the ALRC, Tangerine Monument design, refurbishment and repairs, neighborhood monument planters, neighborhood, and park signage replacements, irrigation repairs along Desert Fairways. Direction also provided to management to reach out to AAA Landscape to advise the VCA which irrigation lines need repair. As well as repairs to Hohokam & Wildlife Park ramadas for roof and paint repairs. Management will research estimated life on all requested items.

Update, Fire and Damages – 13187 N Woodburne Avenue

Assistant manager provided update on Owner response to ALRC's request for a barrier and remediation update. Owner complied with request and provided a full barrier which is locked once contractors leave for the day as well as keeping the roll-off dumpster on the driveway. As of 08/08/2022 the collapsed garage was fully demolished and vehicle underneath the fallen garage was moved. Owner advised that demolition of the dwelling shall be complete towards the middle of September and will keep management posted of any updates or delays.

Adjournment

With there being no further business, a motion to adjourn at approximately 4:49 PM. Motion carried unanimously