



**Architectural and Landscaping Review Committee — September 14<sup>th</sup>, 2022,**  
**Via Zoom Platform at 3:00 P.M.**

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

Member Guests: Tracy Phillips, ALRC Chair of Alterra Sub-Association

Guests: Gregory Hemmerlin, Project Manager with Pulte Group Arizona Division

Staff Present: Priscilla Harris, Assistant Manager from FirstService Residential

**Call to Order:** The meeting was called to order at approximately 3:01 pm.

**Adopt the Agenda**

*A motion was made by Susan Wood and seconded by Sheryl Forte to amend the agenda to include the discussion of water shutoffs. Motion carries.*

**Approval of the August 10, 2022, Minutes**

*A motion to approve the August 10, 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 Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.*

**Landscaping Committee Update**

Susan Wood reported on the following items:

- ❖ Hohokam Park tree removal and replacement delays.
- ❖ Wildlife Gate Project at Vista Mirabella updates.  
*The assistant manager provided an update and advised the committee that gas and electrical lines were marked this week. Assistant Manager advised that the marking shall not affect the use or access of common areas, parks, or sidewalks. The masonry portion of the project has yet to begin.*
- ❖ Reserve Project Update  
*Park sail shades are set for installation during the 2<sup>nd</sup> and 3<sup>rd</sup> week of September.*
- ❖ Committee approved sabbatical on overseeing the Tangerine and Oracle Monuments and Wildlife Park.
- ❖ Tree removal request for a small tree in Valley Vista shall be removed by AAA per contract, and AAA will review replacement options under the warranty.
- ❖ Reviewed owner request to replace ladder play structure and replace with another play structure that may obtain more use. Third Degree recreation shall provide insight on potential replacement options.



## **ARC Submittal Reviews/Requests**

### **Pulte Group, Tranquilo at Rancho Vistoso – Material Changes**

The committee reviewed exterior designs and landscape designs for Tranquilo at Rancho Vistoso presented by Greg Hemmerlin. The committee discussed the following items:

- ❖ Landscaping plans, the committee informed of plants that will be difficult for owners to maintain. The committee requested botanical names of all proposed plants to ensure compliance with VCA Approved Plant List. The committee advised of structural threats presented by fast-growing trees in small yards.
- ❖ Hardscaping details.
- ❖ Review elevation changes on all plans.
- ❖ Reviewed updated on elevation C and additional decorative stone veneer accents on the front exterior of the home.
- ❖ Reviewed Landscaping plans and advised of prohibited hedgerow design.
- ❖ Review placement of trees and potential sidewalk encroachment. As well as potential placement proposed could block the view of owners backing out of their driveways.
- ❖ Exterior perimeter wall shall be 6' in height and constructed with block.
- ❖ Ground cover for both lots discussed and recommended providing different color rock for lots compared to common areas.
- ❖ Decorative rocks in common areas should be 1" screened.
- ❖ Landscaping plans were reviewed by the committee and found plants conflicted with the VCA Approved Plant List.
- ❖ Backyards could have artificial turf or decomposed granite as a ground cover.

*A motion was made by Sheryl Forte and seconded by Susan Wood to approve all elevation changes, including the addition of stone veneer. Motion carried unanimously. The committee provided direction provided to Assistant Manager to email the Pulte Group the VCA Design Guidelines and plant list to meet VCA criteria. Pulte shall provide the assistant manager with plant botanical names and sizes of shrubs and trees and elaborate on hybrid tree and ground cover details with images. Pulte shall alter shrub designs incorporating hedgerows to remove hedgerows and increase the distance to include 4' of clearance from front yard trees to the sidewalks. Pulte shall provide images of decorative rocks with the amount screened and thickness of all decorative rocks for lots and common areas. Common areas shall be 1" screened and Apache Red in color. Pulte shall provide images of decorative rock and shall add neutral, desert-toned rock for lots. The Assistant Manager will send the Pulte Group the items required for editing. The Pulte Group shall send the Assistant Manager revised landscape design plans for the Committee to review.*

### **Pergola Variance – 988 W Golden Barrel Ct**

*Motion was made by Susan Wood and seconded by Brent Woods to approve the variance request for the backyard pergola. Motion failed. The committee directed the Assistant Manager to obtain submittals for the existing pergola and bocce ball court.*

**Water Shutoffs**

*The committee discussed water shut offs for Tangerine and Oracle Monuments, the same process that occurred in 2021. Dan Sturmon invited committee members to attend the Budget Proposal presentation for Monument refurbishment and new design focused of water stewardship.*

**Grass Seeding & Dormancy**

*Assistant Manager provided an update that Wildlife Park along with the Oracle and Tangerine monuments shall not be overseeded this winter and shall enter dormancy.*

**Management Update****Update, Fire and Damages – 13187 N Woodburne Avenue**

*Assistant Manager advised since the August 2022 ALRC Meeting the requests for barriers and status update was met by the owner. The committee discussed the current state of the property and is presently non-compliant. Assistant Manager was directed by the committee to reach out to the owner to clear debris and non-compliant items present on the lot.*

**Design Guidelines Update**

*Assistant manager provided update that the Guideline and Landscaping Guidelines were sent to the Governing Documents Committee for review at their meeting on 09/07/2022. The Guidelines were approved by the Governing Documents Committee and shall proceed with review from legal counsel. No estimated time of completion is available currently.*

**Smartwebs Overview**

*Assistant manager provided an update on new software to process ARC Requests. This software is replacing the former out-of-date system and shall expedite ARC Review and Approval time.*

**Adjournment**

*With there being no further business, a motion to adjourn at approximately 4:24 PM. Motion carried unanimously*