

Architectural Landscape Review Committee

2023 Committee Accomplishments

Software Upgrade - SmartWeb Program

The Architectural Landscape Review Committee (ALRC) provided support with First Service Residential' (FSR) to upgrade the submittal and processing of a resident's request to make exterior improvements (architectural and landscape) on the residential property. The software enabled FSR to streamline the review process for residents, and at the same time, inform a resident on the status of their request form, allowing a resident to schedule contractors. The SmartWeb software helped ALRC/ALRC process over 600+ resident requests for various exterior improvements in 2023.

Completion of Upgraded Architectural & Landscape Guidelines – April 2023

A combined joint effort by the Parks & Landscape and ALRC committees finalized revisions of the 2017 Vistoso Community Association's (VCA) Guidelines and released the document in April 2023. The intent of the revisions are to comply with current Federal and State statutes, and to improve the selection of landscape species compatible with the Sonoran Desert environment with an emphasis on conserving water resources. The updated Guidelines can be accessed through the VCA website: <https://ranchovistosohoa.com>.

Allocation of Funds – Rancho Vistoso Entry Monuments

ALRC provided a presentation to the Board of Directors requesting funds to renovate the 35+ year old large entry monuments at the end of Rancho Vistoso Loop Boulevard. The primary emphasis was to replace the large grass areas with a xeriscape design, as well as reduce irrigation water consumption of 1.1 million gallons annually. The VCA Board of Directors approved 2023 funding to issue renovation bids of the monument structures and provide xeriscape desert plantings.

Gateway at Preserve Vistoso – Final Design Plans

The A23 Studios' /Planning Center team presented final project plan to build a 132 apartment complex on 8.7 acres vacated with the closure of Vistoso Golf Course. During 2023, extensive review was given by the VCA -ALRC committee. The committee forwarded its recommendation to the Vistoso Community Association Board of Directors to review and approve at the February 2024 General Meeting session.

Avilla Apartment Project – Final Design

A joint review by the Parks & Landscaping and ALRC committees regarding the proposed development staff created a compatible and compliant project to the surrounding community. The apartment designs and proposed landscape plans met the Vistoso Community Association guidelines.

VCA Common Area Monuments – Prohibited Activities

The ARLC committee approved clarifications to restrict decorating entry monuments managed by the VCA that lead into non-gated association communities. The restriction exists on page 15, under the heading, “Decorations & Ornamentation” section in the Architectural & Landscaping Review Committee Guidelines.

Sub-Association Updated Paint Palette Additions

Several sub-associations requested additions to their existing paint palette. The ARLC committee approved the additions to their paint palette, which did not exceed the VCA (Master Association) paint palette.