

Approved



**Architectural and Landscaping Review Committee Minutes  
November 12th, 2025**

Committee Members Present: Susan Wood, Sheryl Forte, Lynn Huebner, Randy Kohout, Dan Gann, and Lyle Vandermyde

Absent: Kathleen Hernandez (Chair)

Guest Present: Laurie Lisak, Wayne Nisbet

Staff Present: Barbara Daoust, General Manager, Debbie Deptula, Assistant Community Manager and Ishanayna Shelley, Community Standards Coordinator

**I. Call to Order**

The meeting was called to order at 3:30 P.M.

**II. Adopt Agenda**

A motion was made by Lyle Vandermyde and seconded by Susan Wood to approve the agenda as presented. The motion carried unanimously.

**III. Approval of October 8th, 2025, Minutes**

*\*Minor change made to minutes under the approval of the October Consent Agenda, Lynn Huebner seconded the approval instead of Lyle Vandermyde*

A motion was made by Susan Wood and seconded by Lyle Vandermyde to approve the amended October 10th, 2025, minutes with minor change to listing opposing members. The motion carried unanimously.

**IV. Approval of the October Consent Agenda**

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

**V. Guest Forum – Homeowner, Laurie Lisak and Wayne Nisbet.**

**VI. Parks & Landscaping Committee Update**

The Parks & Landscaping Committee report included the following topics:

- Turf/Parks - Overseeding is completed-ryegrass is coming in great. First mowing at the Parks was completed in Oct. Irrigation-Sprinklers have been adjusted to run twice per day, three times a week.

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- Site damage/Storm damage-with the last storm we had a Sweet Acacia down on Vistoso Highlands and a Palo Verde at Sunset Park. About half the tree was lost, so it was removed. Wed., Oct. 15, 2025
- A Palo Verde came down on Innovation & Vistoso Dr/ Innovation Loop blocking the sidewalk, we cleared it from the sidewalk that same day and removed it the next morning.
- Vehicle damage-Oct. 9, 2025, a vehicle hit a median on Innovation & took out five small agaves. As soon as we were notified a crew was out to clean up the area.
- Neighbor Community Park on W Faldo Dr.(Between N Player & N Woosnam Way) Somerset Canyon Park Request - No Path Access from the sidewalk to the Park. Residents have to walk through large stones upgrade to get to the park facilities. P & L Committee discussed this request and voted to refer this to the Board for their review.
- Valley Vista Tree Replacement Request & Proposal was tabled for the Thurs, Dec. 4, 2025 meeting.
- 12955 N Dapple Drive - Tree Removal & AAA Proposal was Approved by the P & L Committee. We are submitting this to the Board for Approval.
- Siena Entryway Column Planters & Monument Proposals. P & L Committee Approved Option 1 of the AAA Proposal to install plants at the Siena Entryway 2 Columns. We are submitting this to the Board for Approval.

**VII. Variance Request – 13852 N. Steprock Canyon Place – Pergola**

A motion was made by Sheryl Forte and seconded by Lynn Huebner to recommend denial to the Board of Directors. The motion carried unanimously.

**VIII. New Build Request – 339 E. Kezar Drive / Sunterra Lot 25**

A motion was made by Susan Wood and seconded by Lyle Vandermyde to recommend approval to the Board of Directors, with the stipulation that landscaping must meet the minimal architectural & landscape review guidelines with the proper irrigation to sustain such landscaping. The motion carried unanimously

**IX. ALRC Guideline Draft Language Review – Ornamentation**

A motion was made by Sheryl Forte and seconded by Lynn Huebner to recommend approval and adoption of the new ornamentation language to the Board of Directors. The motion carried unanimously.

**X. ALRC Guideline Draft Language Review – Signage**

A motion was made by Sheryl Forte and seconded by Lynn Huebner to recommend approval and adoption of the new ornamentation language to the Board of Directors. The motion carried unanimously.

**XI. Variance Request – 12901 N. Carlsbad Place – Detached Structure/Canopy**

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A motion was made by Randy Kohout and seconded by Lyle Vandermyde to recommend approval to the Board of Directors, with the stipulation that the sail shades stay attached to the pot. The motion carried unanimously.

**XII. Adjournment**

The next meeting is tentatively scheduled for December 10th, 2025, at 3:00PM.

A motion was made by Lyle Vandermyde and seconded by Sheryl Forte to adjourn the meeting at 4:32PM. The motion carried unanimously.

Approved