

CdC Architectural Control/Landscape Committee Meeting
September 21, 2023 9:30am at the pool

PRESENT: Tom Krebs, Randy Vogel, Marsha Cherry

CALL TO ORDER: Chairperson Tom Krebs called meeting to order at 9:32 am

DEFINING POPOUTS POLICY:

Krebs presented the explanation Scottsdale Ranch ACC Committee explained to him in approving the painting of pop outs on Casa Del Cielo Homeowners property. Krebs discussed with Katy Barnes his concerns on what the definition of pop outs were in the design of CDC. Katy had originally communicated to Tom that what the homeowner considered pop outs were not pop outs. CDC homeowner presented her objections to the Scottsdale Ranch ACC Committee and after discussion the Scottsdale Ranch Committee agreed with homeowner that what she painted as her accents color would be considered Pop outs. Krebs concern towards the final decision was CDC was not included in the meeting. The Scottsdale Ranch ACC then referred it to CDC ACC as the sub-association to make their own policy on what is and is not considered pop outs. CDC will need to make a decision and or policy towards what is consider body of house and what pop outs is. Krebs says definition of pop outs are any area pop outing from house wall

Cherry commented on the mixed comments she had received from the neighborhood homes surrounding the house in question. The first comments question whether the homeowner could paint her pop outs. The consensus seemed to be the painting looked presentable. Cherry thoughts maybe we should only allow three bedrooms only.

Vogel sates the Scottsdale Ranch approval form directs homeowner to also receive approval from sub association after approval from Scottsdale Ranch. Krebs stated Katy Barnes disagreed with the Committee but commented on another association situation in which the association paid to have pop outs repainted. (House in question used expensive Rino Sheild). Discussion from Vogel was concern to the committee understanding all homeowners will now have the opportunity to choose the same design pop outs to paint with the accent color. Biggest questions are 1. What is considered a pop out? 2. How will we enforce any individual proceeding outside CDC perimeters? CDC has always been a community which stays within the boundaries of the CC&R's. Vogel could discuss both sides to whether to allow the pop outs in question to be painted. Vogel thought they looked okay.

Discussion to what CDC now need to be established as our rules and regs will be in writing.

Accents color are already established in Scottsdale Ranch guidelines.

Krebs will wait for the October board meeting to bring before the board painting and pop out discussion.

CDC Landscaping

Vogel reported information on the extreme heat we have experienced this summer but yet Desert Villa has done well in maintaining our landscape plant material.

We did experience browning of the summer lawns after the change over from the winter over seed. It was determined the Bermuda grass (summer lawn) was lacking proper nutrition from our soil. It was suggested to add Nitrogen and Iron based soil nutrients. After application of both the lawns greened up to a bright green Bermuda color.

From the extreme heat CDC did lose three trees, which two have been replaced. The area lost approximately a dozen shrubs which will be replaced as the temperature cools.

Lawns will be scalped and seeded first half of October as weather permits for winter over seed color.

Winter flower color will be added to pool area with Petunias and entryways lantana will be cut back to allow planting of Geraniums.

Krebs commented on Tuff Turf a Australian grass which supposedly takes heat and stays green year round.

POOL USE

Vogel suggested the pool committee look at three to four areas of decking to replace as surfaces are showing wear (chipping) from usage. The overall decking looks good so it would only be the sections in questions.

Also one area on south pool edge which needs to be patched. Touch up painting to areas chipping on walls and pool gates should be repaired and touch up paint added.

Vogel suggested we need a new sign for Jacuzzi to suggested rules.

OTHER CONCERNS

Meeting adjourned 9:52

Next meeting: