

1st Draft Minutes

Monterey Park Association
VM Unit 5-5A

SPECIAL BOARD MEETING
April 25, 2019

Call to Order: 8:30AM

Board Members Present: Craig Sjodin, Beverly Pettit, Sandy Mucci, Susan Marchi, Sandra Barnes, Marsha Cain

President’s Opening Remarks: The purpose of this meeting to determine our HOA response to the Historic Preservation Commission Guidelines.

Historic Preservation Commission Guidelines to be discussed with VM HOA Presidents on April 25, 2019 at 2:30PM.

Our response to the City of Scottsdale Historic Preservation Commission is attached in hard copy with this document.

For future discussion:

Ask the City of Scottsdale Historic Preservation Commission for a list of items/façade changes that take an Administrative Approval or Denial versus a Full Approval or Denial (for example those changes with architectural drawings) from the commission. The assumption being that Administrative approval will take less time versus what could take months for final approvals or denials when a Full Approval is required.

Unanimous approval by the MPA HOA Board for the edited version of the Appendix (attached in hard copy) to be presented to the City of Scottsdale Historic Preservation Commission.

Meeting Adjournment: 9:40AM

Susan Marchi, Secretary

For appendix

Monterey Park Association – Villa Monterey Unit 5-5A

Policies and Guidelines

MPA/VM 5-5A 's primary goal is to improve curb appeal of properties in our community and to enhance the homeowners' use, enjoyment and value of their property.

Front Patios –

Hardscape enclosures delineating patios are authorized up to 35.5 inches high. No city building permit is required, nor are there any setback requirements. The enclosure may be stone look or stucco. The front patio must not exceed 40% of the front yard.

French style doors may replace windows at the front patios upon approval or denial of the MPA HOA Architectural Review Committee.

Plant and ground cover

The plants chosen should reflect desert landscape with attention to water usage..... gravel, artificial turf, desert type hardscape and native ground cover encouraged. MPA HOA Architectural Review Committee will not require homeowners to get approvals.

Driveways

Paver driveways may replace concrete driveways with brown or gray blended pavers as the preferred colors. Upon submission of samples, the MPA HOA Architectural Review Committee be responsible for and will approve or deny color, pattern and texture of paver choices.

Door and Windows

Security doors over front entry doors are allowed. No front door may be modified by height or width. NO sidelights are allowed at front door entry. When replacing door use modern construction, energy efficient doors. Various styles are allowed and will be approved or denied by the MPA HOA Architectural Review Committee.

When replacing windows, use modern construction, thermal efficient windows that may be slider or crank out. Energy inefficient, solid aluminum framed windows are not allowed as replacement windows. Window awnings are permitted.

Carport Conversion to Garage

No carports can be converted to garages, no garage doors are permitted. However, for those homeowners with south facing carports, fabric shades or curtains and/or awnings are allowed.

Paint and Wall Color

Homeowners shall submit their color choice/choices to the MPA Architectural Review Committee for approvals. Walls facing street should be in the same color range as the body of the home.

Lamp Posts and Tops

Lamp posts in MPA VM 5-5A are black of the same size and style. Posts and tops are the responsibility of the homeowner. If homeowner is replacing the post and/or topper, approval from the MPA HOA Architectural Review Committee is required. Maintenance of the lamp post and topper should be treated with Rust-Oleum spray paint, semi-gloss protective enamel for best coverage and consistency. The sensors and bulb are provided and maintained by the HOA.

Please also consult the Villa Monterey – Monterey Park Association’s CCRs and By-Laws on our website, <http://montereyparkassociation.com/Buyer-Information.html>