

Cobblestone Homeowners Association

ACC Meeting Minutes

Date: November 13, 2025

Location: Conference Room/ Zoom

In Attendance

Committee/Board Members: Kay Grossman, Kevin Larson, James Kingston, Ellen Spence and Sally Jeffcoat

Management: Ashley Varner (Community Manager)

Reviewing Architect: Kim Acorn

Call to Order:

2:29 P.M. by James Kingston

Approval of the September 11, 2025 ACC Meeting Minutes:

A motion was made, seconded and unanimously carried to approve the September 11, 2025 ACC Meeting Minutes, open and executive. **(Larson, Grossman, All)**

Review of New DMRs

33C, Watters, Pool - The Committee reviewed the proposal to install a pool. The Committee requested additional information, A survey showing all property lines, currently the project does not meet the setback requirement of five (5) feet.

33C, Watters, Windows and Doors- The Committee reviewed the proposal to replace the windows and doors at the home. The Committee needs plans that show what is being done in the areas that state "match exist".

29CR, Lopez, New Home - Kim Acorn reviewed the updated submittal for the Lopez new home project. Kim reviewed all the comments from the Lopez Architect in response to our requests. Please see attached for all questions and answers.

Below are the open items to be addressed:

1. Submittal of the revised site plan showing the West retaining wall setback of 7.5 foot.
2. Showing the revised lower level garage West wall adjusted Easterly to accommodate the above required setback.
3. Provide resolution of Southerly patio retaining and basement walls per the RR&R's provisions.
4. Provide revised Landscape plan as necessary to accommodate any required Southerly wall Mitigation.
5. Revise Finish Floor Elevation to eliminate any wall feature above the Variance height, or lower the feature height.
6. Pool construction documents are a deferred submittal, subject to future ACC review, including the potential removal of the Southerly Water Fall feature.

Review of DMRs in Process

Ashley reviewed the updated spreadsheet of current projects.

Establishment of Next ACC Meeting

December 18, 2025, 2:30 P.M.

Adjournment

4:28 P.M. by James Kingston.



November 12, 2025

Cobblestone Homeowner's Association, Inc.
Architectural Control Committee

Re: Final submittal for Lot 29CR, 3120 E Crest Shadow Drive
Lopez Residence

Dear Mr. Acorn and Committee,

As we have worked through your comments, we've noticed several items that you've cited which have not changed since the preliminary approval. Because these elements remain identical to what was previously reviewed and approved, we were first unclear how to address the comments. We believe, if an element has not changed from the preliminary submission, there must be a clear and justifiable reason for denying it at this stage. The only valid basis for reconsideration would typically be that the element was insufficiently detailed during the preliminary review but all was shown.

That said, Mr. Lopez wants to be a good neighbor and, despite our belief that these items have already been approved, he agreed to make the changes, one of which comes at considerable cost.

Below are responses to the Final Design Review comments.

4.A. HOA Centroid calculation is incorrect. NW corner of house structure is to be used.

Revised NW point on diagram. Updated calculation and revised Centroid on all elevations.

4.B.1. RR&R requires 10' radius return and 16' maximum width of drives entry.

Revised driveway entrance to include the 10' radius returns.

4.B.2. Please locate standard HOA mailbox on plan, at street.

Existing mailbox is to remain. See note on sheet 2.2.

4.C. No improvements on a lot shall be located less than 7-1/2 feet from any property line. The east retaining wall must be located easterly to comply.

We have added the 7.5-foot setback designation to both sides of the lot and adjusted the west site walls, driveway, and the west wall of Garage 2 to comply with this requirement. These revisions have significant structural engineering implications, particularly the garage wall relocation, which will require considerable time and expense to address. We respectfully request approval of this item so construction can begin, as the structural engineering updates will not be needed for approximately five months after construction commences. While we intend to revise the drawings promptly, we were unable to complete them in time for the upcoming ACC meeting. Additionally, we are awaiting updated plans from our civil engineer, though the enclosed site plan does reflect the new setback adjustments.

4.D. Consider revision to easterly retaining wall configuration defining 3 or 4 guest parking spaces for pull-in, back-out, and existing.

At this time, we are not making any changes to the plans. We will take it under advisement and if we plan to make any changes to the driveway or guest spaces, we will submit for approval.

4.E. Indicate all top of wall elevations along entire southern edge of pool and terraces/patio. RR&R notes patio walls are limited to 6' above grade.

The majority of these walls are part of the structure, holding up the roof/floor between the two levels and thus are not patio walls. In addition, these walls have not changed since the first submittal and were previously approved as shown. We have added some spot elevations though most are deck/terraces that will be sloped to drain. Please note the topography is stepped in our renderings, but in reality it will be naturally sloped and less severe than shown. No stepped planters will be added at this time but we are willing to add vegetation to help screen these walls. Plant mitigation is always more visually and aesthetically pleasing than adding a second tier of retaining walls. We would be happy to add as part of the approval.

4.E.1. Patio walls are to be constructed of the same material and application as the dwelling. Provide treatment/color of concrete retaining walls for compliance.

Concrete retaining walls will be finished concrete. Color to be Smoke (see below). We do have concrete walls as part of the dwelling which match the retaining walls at the driveway.



4.F. Revise all improvement grades to reflect the revised HOA centroid grade.

Revised centroid elevation callouts on elevations. Grades were not affected by this change.

4.G. Lot 29 is Hillside Development Lot (HDZ). Revise wall heights of perimeter retaining walls to demonstrate compliance with HDZ and RR&R requirements.

HDZ has two separate codes for walls, one for walls abutting a street and another for walls above the highest FFE of the dwelling. Neither of these apply. Pima County approved all site walls as shown and we currently have a permit for the home. These walls have not changed since the first ACC submittal and were previously approved as shown. Please see comments in 4.E.



5.A. Revise call out elevations for centroid grade, finish floor grades of main and lower level on all elevations.

Please see the responses above regarding the centroid changes. There is one small architectural feature wall at the front of the home that slightly exceeds the limit; however, it is located within two feet of the chimney, which itself is nearly 24 inches taller.

5.B. Show dashed line on all elevation at 18'-0" above centroid as approved by variance.

Revised centroid height and added 18'-0" dimension to elevations.

5.C. Where outside face of patio walls exceed 6'-0" above natural grade, provide a secondary lower stepped wall spaces away from higher retaining wall.

These walls have not changed since the first ACC submittal and were previously approved as shown. Please see comments from 4.E.

5.D. The exposed outer face of retaining and patio walls must be treated with color and finished surface as the residence. No exposed unfinished concrete.

See response for 4.E.1. above.

5.E. Show a dashed line on all elevations that represents the lower level, garage FFE.

Added dashed line representing the lower level on the elevations that didn't already have the callouts.

5.E.1. Calculate the unexposed, below finished grade percentage of the garage perimeter to demonstrate compliance with PC & IRC definitions of a basement versus a story. Provide diagram of the perimeter results.

Additional diagrams and calculations have been included on Sheet 3.4 to clearly demonstrate that the lower level qualifies as a basement rather than a story. We would note our belief that matters relating to Pima County or IRC compliance fall outside the ACC's jurisdiction, as there is no language within the Design Guidelines granting such authority. That said, again, we have provided this information voluntarily to ensure transparency and to facilitate the ACC's review and approval of the design

5.F. Clarify the construction of the guardrail. Letter says metal and cable, but detail says W.I. and steel tubes.

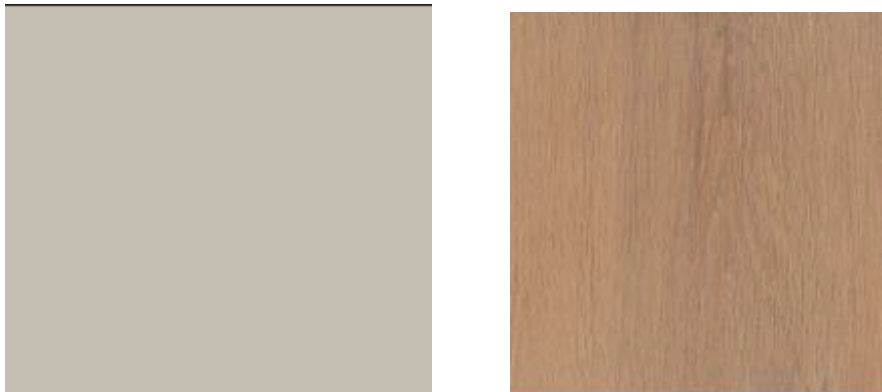
The railing will be per the detail shown on sheet 8.1. The letter was incorrect.

6.A. On roof plan, revise keynote 1 to indicate HOA approved 'Desert Tan' color.

Revised note to specify color designation.

7. Provide finish and color selection for all exposed exterior soffits and ceilings (GWB & wood paneling).

Exterior drywall (GWB) will be painted Sherwin Williams SW1015 Skyline Steel, LRV 52. See sample.
Wood paneling to be Mist on White Oak. There is no LRV provided. See sample.



8.A. Verify and indicate on plan that no mechanical HVAC is required for the entire garage space.

Added note to sheet M2.0 stating no HVAC in garage.

8.B. Provide wall enclosure around the northeast mechanical yard, with gate access.

Added enclosure with two gates. See Site Plan sheet 2.5.

9.A. Provide standard mailbox light at street.

Existing mailbox to remain as noted. Existing lighting to remain.

9.B. Please clarify use of 'Option 3, commercial area E3' as criteria for this residential project.

This error was caught during Pima County review and was corrected. Revised designation.

9.C. Please provide the lumens light level at the rear southern porches and decks, provided by the 30 – A4F, 4” round recessed ceiling lights.

Recessed lights have 800 lumens, but they are full cut-off and don't count towards outdoor lighting calculations. Please note that our compliance with dark skies ordinance also satisfies the design guidelines.

9.D. Please provide the proposed lighting for the pool and its related 'water fall' feature.

Pool lighting will be handled under a separate permit by others. Once the lighting specifications are finalized, that information will be submitted to the ACC for review. Mr. Lopez is also willing to remove the waterfall feature entirely, provided that full project approval is granted with these final reviewed plans. In that case, the approval would be conditional upon eliminating the waterfall feature located at the end of the pool.



10.A. Please coordinate any site plan revisions in a revised plan as appropriate.

While we intend to revise the drawings promptly, we were unable to complete them in time for the upcoming ACC meeting. We will submit it for final for the December meeting.

Please note that a Site Management Plan will be submitted by the Contractor during the Pre-Construction meeting.

In closing, we want to emphasize that we have addressed every item requested by the ACC in the spirit of full cooperation and transparency. Our goal is simply to ensure that this project receives its final approval so we can timely move forward into the construction phase. We sincerely appreciate your time, review, and continued collaboration.

Feel free to call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Marc A. Soloway". The signature is written in a cursive, flowing style.

Marc A. Soloway, Architect, Principal
Soloway Designs Inc.
(520) 219-6302 ext. 7001