

Architectural-review meeting discussion

Calendar date is not visible in the screenshots. Included with June 12, 2026 correspondence.

This edited transcript reproduces selected historical exchanges visible in retained screenshots. It is not a complete platform export. Original screenshots and the earlier transcript with owner analysis remain private.

The text was compared with the screenshot record. Overlapping screenshot text appears once. Speaker labels replace the owner's identity; original phrasing and apparent typos otherwise remain. Message edits shown by the platform cannot be reconstructed from these captures.

Statements and legal arguments are attributed to the speakers, not findings or independent legal advice. A screenshot cannot establish the full context, completeness or original authorship.

Unrelated homeowner comments, their names and the owner's replies to those comments omitted with explicit markers.

Owner identity, all profile photographs, reactions and interface elements omitted.

One brief owner criticism implying avoidance or noncompliance omitted. Director replies, contrary positions and the owner's clarifying statement remain.

Facebook page/group shown: Santa Rita Ranch III Community Page

Post by [Owner]; relative platform time shown, calendar date not visible.

Original Post

[Owner]:

Why Is the ARC Process Not Open to Members as Required?

Does anyone know when the ARC / Architectural Committee actually meets, and why those meetings do not appear to be open to members?

I'm asking because the governing documents do not seem to support a closed-door ARC process.

The Community Guidelines, which implement the CC&Rs/Declaration architectural-review process, say owners have to submit proposed exterior changes, landscaping, hardscape, pools, walls, lighting, etc. to the Architectural Committee and receive approval before starting work.

They also say the Committees review requests "without hearings" and based on the submitted materials. But that does not say the ARC can operate behind closed doors. In fact, the very same review-procedure section says:

"The meetings shall be open to community Members pursuant to A.R.S. § 33-1804."

A.R.S. § 33-1804 also says regularly scheduled committee meetings are open to members or a member's written designated representative.

So my question is simple: if ARC requests are being reviewed and approved, when and where are those meetings happening, and how can members attend?

This is not about slowing down homeowners who want to improve their yards. Owners should be able to get timely approvals. But timely approvals still need to be handled through a process that complies with

the CC&Rs, Community Guidelines, and Arizona law.

If anyone has seen an ARC meeting notice, agenda, schedule, minutes, or explanation of the current process, please share it.

Comment Thread

[Owner]:

James C. Newberry, Ty Schwartz and Kaitlyn Young, I was hoping you might be able to explain why these meetings aren't open.

Ty Schwartz:

[Owner] I'm confused [Owner]. These meetings are open to all homeowners in SRRIII. Please explain

[Owner]:

Ty Schwartz, I understand your confusion.

The Architectural Review Committee is its own committee and is separate from the Board. The issue is not whether homeowners can submit ARC requests, or whether most requests are approved quickly. The issue is whether the ARC meetings where those requests are reviewed, discussed, approved, denied, or approved with stipulations are actually open to the members.

The Community Guidelines say ARC requests are reviewed "without hearings," meaning each homeowner does not get an individual hearing for each application. But that same section also says, "The meetings shall be open to community Members pursuant to A.R.S. § 33-1804."

So I'm asking where and when those ARC meetings are held, how members are notified, and how homeowners can attend. If the ARC is handling requests by email, portal review, informal discussion, or management-company review instead of open committee meetings, then I'm asking what authority allows that.

This is separate from Board meetings. I'm specifically asking about the ARC committee meetings where ARC business is conducted. In compliance with the governing documents.

[Owner]:

Ty Schwartz does that clear up my inquiry?

Kaitlyn Young:

[Owner] the meetings are open. When did we state it would be a closed meeting?

[Owner]:

Kaitlyn Young I explained this in my post. This is about the ARC meetings not the board meetings. When are the ARC meetings?

Kaitlyn Young:

[Owner] in honesty, I'm not going to use this platform to discuss the HOA business. I would rather use it for community updates. There was a q&a last night in the meeting and you didn't raise your hand to ask these questions. I think keeping it there is more appropriate and we'd be happy to answer your questions.

[Owner]:

Kaitlyn Young it's not discussing the business, it's giving me a meeting date and time. [Editorial omission: owner criticism implying avoidance or noncompliance.]

Kaitlyn Young:

[Owner] enjoy your day [Owner].

[Owner]:

Kaitlyn Young I understand you may not want to discuss HOA business on Facebook, but I am not asking for a debate here. I am asking for a basic process fact: when and where does the ARC meet?

The Community Guidelines say ARC requests are reviewed without individual hearings, but they also say the committee meetings "shall be open to community Members pursuant to A.R.S. § 33- 1804."

So if ARC meetings are open, please provide the meeting date/time, location or access method, and where they are noticed. If there are not currently ARC meetings because the process has not been set up since turnover to homeowner control, then please just say that.

Avoiding the question does not make it go away. It just means the issue will have to be handled formally through management and/or the Association's counsel, which creates unnecessary expense for the HOA over a very simple question.

Ty Schwartz:

[Owner] to end this conversation [Owner], I think anything that you have issues with regarding the board should be brought up at the board meeting during open session which you were present at last night, not on social media.

[Owner]:

Ty Schwartz, you are free to stop replying. You are not free to declare the issue closed.

I asked a very narrow question: when and where does the ARC meet? If the ARC meetings are open, provide the date, time, location/access method, and where they are noticed. If there are no ARC meetings, then say that.

Directing me to a Board meeting does not answer the question. This is not about Board open session. It is about the ARC committee meetings that the Community Guidelines say "shall be open to community Members pursuant to A.R.S. § 33-1804."

Members do not lose the right to ask compliance questions because someone prefers not to answer them on Facebook. If the Association will not provide basic ARC meeting information, I will pursue it formally through management, counsel, and any available statutory remedies. That expense is avoidable, but avoiding the question is not a defense.

[Editorial omission: intervening comments by another homeowner and the owner's replies. They are not a director response.]

Clarifying Comment by [Owner]

[Owner]:

To clarify the issue:

If management is simply receiving ARC applications by email or forwarding documents to committee members, that is not what I am questioning.

The concern is if the ARC / Architectural Committee is actually reviewing, discussing, voting on, approving, denying, or approving applications with stipulations by private email behind the scenes instead of doing that committee business in meetings open to members.

The Community Guidelines say:

"The Committees shall review all requests without hearings and based solely on the information contained within the Review request..."

That explains why each individual homeowner application does not become its own separate hearing.

But the very next part of that same review-procedure section says:

"The meetings shall be open to community Members pursuant to A.R.S. § 33-1804."

Source: Santa Rita Ranch III Community Guidelines, adopted May 15, 2018, Section II.D, "Review Procedures."

A.R.S. § 33-1804(A) also says "any regularly scheduled committee meetings" are open to association members or a member's written designated representative.

So if ARC decisions are being made by email instead of at an open ARC meeting, then I am asking what authority allows that. The Guidelines say there are no individual hearings for each application, but they do not say the committee can conduct ARC decision-making behind closed doors by email.

If the ARC meetings are open, then the simple answer should be: when are they held, where are they noticed, where are the agendas or schedules, and how can members attend?

[Editorial omission: another homeowner's comment and the owner's acknowledgment.]

Source and preservation

Source record: SRC-000005. The retained source is preserved unchanged. This derivative is independently generated from reviewed text; it does not embed the private file.