

Tesoro at Grayhawk Newsletter April 2023

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



Community Announcements and Enhancements

- **Welcome New Committees Members**

The *Maintenance Committee* welcomes new member Michelle Bergman and identifies James Dilling as a member and board liaison.

The *Architectural Review Committee* names Carol Garrison as the new Chair.

The *Finance Committee* welcomes new member Sandra Krause and returning member Pat Seago, names Bob Mullen as the new Chair, and identifies David Wick as a member and board liaison.

The *Communications Committee* names Caroline Partoll as board liaison.

Congratulations to all new Committee additions!

- **Board of Directors Meeting**

The next regular meeting of the Tesoro Board will be Wednesday, April 26, 2023, at 5:00 p.m. and will be a **Zoom only** meeting.

- **Townhome Sprinkler Repairs**

REMINDER: Mandatory sprinkler repairs are scheduled for **April 17th** and **April 24th** beginning at 7:00 a.m., garage access is required. Residents whose units were identified as needing repair received an eblast April 10th. Please contact Denny@apm-management.com to schedule your unit.

- **Townhall Meeting Summary**

Thank you to all who participated in the townhall style meeting which was both in-person and via Zoom. Board members David Wick and James Dilling provided an informative presentation of Tesoro's finances past, present and future. There was good resident representation and involvement. If you missed the meeting, a PowerPoint of the material presented is available on the Tesoro website under *Members, Current Year*.

The Tesoro Board of Directors

James Dilling, *President*
David Wick, *Treasurer*

Carol Garrison

Pat Seago, *Vice President*
Caroline Partoll, *Secretary*

The Social Committee Presents

The Last Happy Hour Until Fall!

Wine Sharing and Trivia

Tuesday, April 18th at 6:00 p.m.

Clubhouse Reservations for April

The Clubhouse will be unavailable on

Friday, April 21st from 9:00 a.m. to 4:00 p.m.

Community Clean Up April 15th

Thank you to the Tesoro residents who helped clean up the property that borders Tesoro - Pima Road, Hualapai and

Grayhawk Drive Saturday, April 15th.

Your community appreciates your efforts.



Tesoro residents on *Community Clean Up Day*. Debbie, Wayne, Dick, Margo, Paul, Scarlett with photo by Terese.



Arizona's Game and Fish Department Warn Residents Not to Feed Wildlife

A homeowner reported damage to his A/C unit caused by desert rats. Scraps of vegetable waste were found under the A/C unit. As a friendly reminder, *please* do not feed the desert wildlife.

The Maintenance Report

by Wayne Lubner

- Pool Deck Repair and Recoating planned for **May 8th** thru **May 12th**. See details, page 3.
- Roof Assessment – An independent firm evaluated the overall condition of the roofs. The final report stated the approximate extended life expectancy with proper maintenance is estimated at 5+ years.
- Stucco Repairs – To the pool area have been approved.
- Installation of rain gutters on selected townhomes have been approved.
- Next committee meeting *Monday May 15th* via Zoom

Denny's Corner

New Master Association's Insurance Policy with New Coverage Limits

As a friendly reminder, the Tesoro Board approved a new general insurance policy with new coverage limits effective 4/1/2023. It is important that you coordinate with your personal homeowner's insurance policy to make sure you have appropriate coverage for your unit. For additional information go to the Tesoro website under *Residents, General Information, Owner Insurance Letter 2023*.



New and Updated Signage

The *Communications and Maintenance Committees* listed and reviewed the **50+ signs** in the community and presented the board with their findings. The signs were reviewed for content and esthetics. Duplicate signs were removed or revised and combined. The board approved updating the signs and replacement of faded signs.

The **Handicap Parking**, **Pet Waste** and **Pool** signs are completed and installed.



POOL CLOSED

May 8th thru **May 12th**, weather permitting, for Deck Repairs. Includes - *Pool, SPAs, and BBQ areas*. *The Fitness Room and Clubhouse* will still be accessible.

Please contact Denny at APM with any questions

Denny@apm-management.com

480-941-1077, Press #3, then #41

Trash and Recycle Bin Repair

As a reminder from the *Maricopa County Health Department*:
“The lid on your container bin must close.”
Scheduling a repair is EASY and FREE.
Go to www.scottsdaleaz.gov to schedule your repair,
Or call 480-312-5600



The **Who, What, Why, Where and When** of CC&R Amendment #4 Capital Contribution Assessment

What is it and Who pays it? It's a fee (0.25%) paid by the buyer to Tesoro HOA from the sale or transfer of a unit's ownership.

Where do the funds go and Why? The funds go directly to the Tesoro *Reserve Account* to support future capital needs and are intended to reduce the amount of future HOA annual assessments.

When will this start? The board approved the final language and boundaries for the proposed amendment at the March Board of Directors meeting. However, approval of the amendment requires 2/3 of the Tesoro owner's vote to support it. *Next steps on voting and ballots will be forthcoming.*

The **Tesoro at Grayhawk Newsletter** is brought to you by:
The Communications Committee – Debbie Dilling, Cheryl Ferguson, and Connie Norve