

Tesoro at Grayhawk Newsletter March 2023

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



Community Announcements and Enhancements

● **Board Election Results**

Congratulations and welcome to the 2023 Tesoro Board of Directors. James Dilling, *President*; Pat Seago, *Vice President*; David Wick, *Treasurer*; Caroline Partoll, *Secretary* and Carol Garrison.

● **Board of Directors Meeting**

The next regular meeting of the Tesoro Board will be Wednesday, March 29, 2023, at **5:00 p.m.**

● **Committees Seek Members**

Are you a superhero in disguise? Tesoro is home to so many talented people and the Tesoro Committees are always open to new members. Reach out to any of the committee chairs or James Dilling, HOA President and show off your superpower.

● **Annual Townhome Fire Riser Inspections**

Thanks to a concerted effort, the *2023 Fire Riser Inspections* of the forty-two townhomes was a smoking hot success! See y'all next year.

● **GCA Enhancement Project 2023**

The GCA proposal has been submitted to fund the upgrades to the irrigation and security camera systems. The security system will add/replace cameras at each vehicle/pedestrian gate, the clubhouse area, include license plate reading cameras, and all related software.

● **Townhall Meeting – April Fools' Day**

It's no joke! Saturday, April 1st at 10:00 a.m. the Board will be hosting a Tesoro Townhall Meeting at the clubhouse. The board will provide an in-depth summary of Tesoro's finances, discuss community needs and seek residents' input.

● **Delivery Truck Damages Pima Gate**

A delivery truck ran into the Pima vehicle gate March 11th causing significant damage. The gate company will be completing repairs ASAP. The truck was identified by two witnesses and the delivery company will be paying for the damages.

● **Tree Branch Trimmed and Receiver Adjustments**

The transponder receiver at the Grayhawk Gate is working better after the removal of a large tree limb and some adjustments by the gate company. As a reminder, if using the hang tag transponder, place it on the rearview mirror before approaching the Tesoro driveways. Still having trouble? Contact Denny Batchik at APM denny@apm-management.com or 480-941-1077 ext. 41.



The Social Committee Presents

Next Happy Hour

Thursday, March 16th at 6:00 p.m.

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

March Madness

NCAA Tournament Final 8 – details forthcoming

Clubhouse Reservation for March

The Clubhouse will be unavailable on

Sunday, March 26th from 1:00 p.m. to 6:00 p.m.



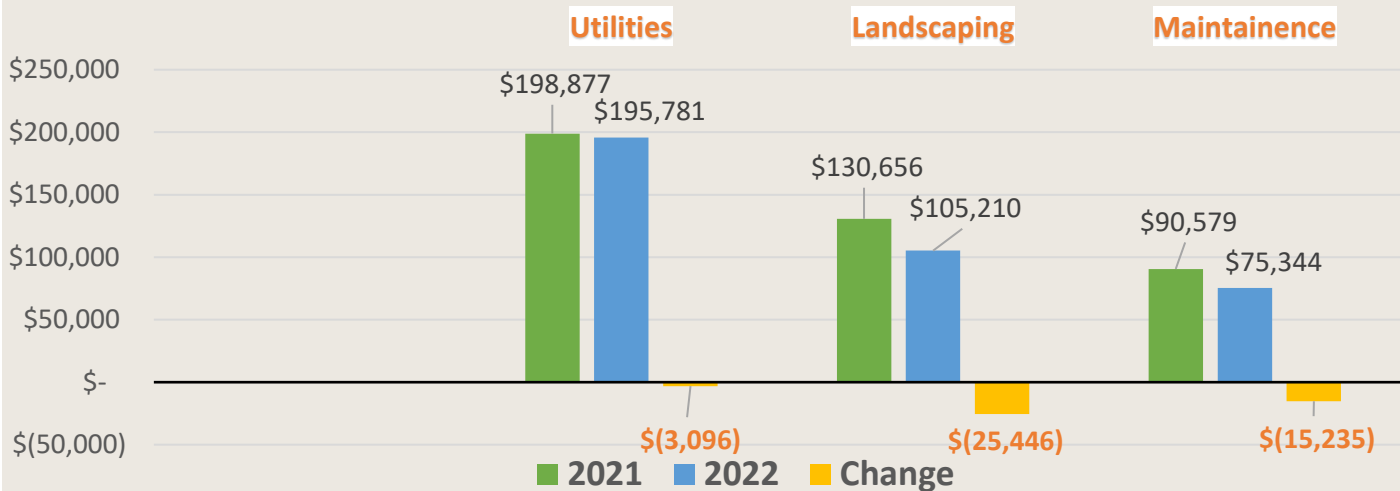
Ladies Night – February 7th

Call Box System Now Working – You can now allow your visitors and vendors to enter our vehicle gates using the *Call Box* feature and your primary phone number. Read below to see how it works.



1. Visitor arrives at call box and uses the “A” or “Z” button to locate resident’s last name.
2. Visitor presses the “call” button. System automatically dials resident’s phone number. (The primary number resident provided to the management company).
3. Resident will receive a call from 480-563-1877.
4. Resident can talk to visitor through call box and press “9” on their phone to open the gate.
5. Contact *Denny Batchik* at *APM* to update phone number.

2022 Operating Expenses



Tesoro’s Treasurer, David Wick, summarized the year end financials at the annual meeting. Our *utilities, landscaping, and maintenance* expenses were reduced from 2021, even as many repairs were made, (pool, hot tubs, exercise room, vehicle and pedestrian gates, landscape rock). Although these expenses and others were reduced, assessment increases were still necessary in July 2022 to bring Tesoro to break even at year end.

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