

# Tesoro at Grayhawk Newsletter January 2024

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



## *Community Announcements and Enhancements*

- **Board of Directors Meeting**

Regular board of directors' meetings are held the *last Wednesday* of each month. The next regular meeting will be held *Wednesday, January 31, 2024, at 5:00 p.m.* in the clubhouse, and via Zoom.

- **Request For Candidates**

Applications for three open positions on the *Tesoro Board of Directors* are due to Denny Batchik no later than 4:00 p.m. *Monday, January 15, 2024.* If you have any questions please contact [Denny@apm-management.com](mailto:Denny@apm-management.com).

- **Annual Membership Meeting and Board Elections**

The Annual Membership for Tesoro at Grayhawk Condominium Association is scheduled for *Wednesday, February 28, 2024, 5:00 p.m.* All are encouraged to attend in the clubhouse or via Zoom.

- **2024 GCA Enhancement Project**

An extensive list of Enhancement Projects was reviewed by the Board and community attendees during the November regular meeting. Three projects were selected for a more in-depth look and included solar panels for the clubhouse/pool area, landscape improvements, and clubhouse upgrades. A final project selection to submit to the GCA will be made at the January 31<sup>st</sup> Board meeting.

- **Loop 101, Princess Drive/Pima Road Improvements**

The Arizona Department of Transportation will be widening Loop 101 between Princess Drive and Pima Road and Shea Blvd. Construction is expected to begin in January 2024 and take approximately two years to complete. For more information and to receive project updates and traffic alerts by email subscribe at [azdot.gov/Loop101PrincesstoShea](https://azdot.gov/Loop101PrincesstoShea).

### *The Tesoro Board of Directors*

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

Carol Garrison

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

# The Tesoro Committees

**The Maintenance Committee** – Happy New Year! What a wonderful opportunity to acknowledge the people who work all year round to keep Tesoro well maintained, safe and secure.



Hats off to Denny Batchik, our Community Manager and the Maintenance Committee members Michelle Bergman, James Dilling, Kent Kron, Paul Maheras, Brian McKenna, John Stroka, and Wayne Lubner for their continued efforts, and dedication to keep the Tesoro community in great shape. The committee would like to extend a special thank you to all the Tesoro residents for their ongoing support and cooperation of the important work performed.

**Maintenance Reminders** – Rainfall totals are high in Jan., Feb., and March. Please make sure that the 2nd floor Balcony “scuppers” are free of debris so the rain can drain from the balcony deck.

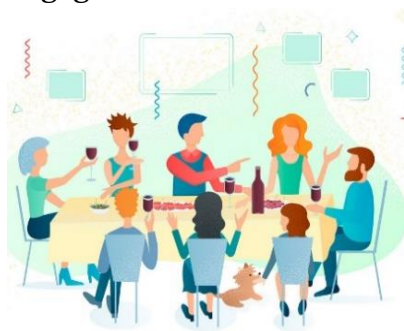
**Exterior Lighting** – Please be aware that members of the Maintenance Committee regularly walk the property at nighttime replacing exterior light bulbs that are burnt out.

**Annual Fire Riser Inspections** – Each Villa building fire prevention system and Townhome fire riser system requires annual inspections. Recently, you may have seen technicians from FireShield performing their inspections around the Villas. Townhomes will be inspected on January 17<sup>th</sup>. Townhome owners were sent a Special Alert email notification. Please contact Denny Batchik at APM with questions.

**The Social Committee** – Let us start 2024 by giving a shout out to the members of the Tesoro Social Committee who donate their time to provide several social opportunities for residents to engage and connect with others, making Tesoro a wonderful place to call home. Many thanks to

Paula Hampton, Debbie Dilling, Judy Garvey, Margo Bellock, and Terese Lubner!

January is a busy month for social activities at Tesoro and social events are open to all community residents – owners, renters, snowbirds, and year-round residents. Everyone in Tesoro is welcome and encouraged to participate. Social events are held at the clubhouse unless otherwise specified.



**Thursday, January 11<sup>th</sup>, 6 to 8 p.m. – Barbie and Ken Night.** Think pink and bring your authentic self (along with an appetizer) to

enjoy a pink drink and Mattel trivia.

**Saturday, January 13<sup>th</sup>, 10:00 a.m. – Community Clean-Up.** Join other residents to help beautify the surrounding area of Tesoro. Walk the exterior perimeter along Pima, Hualapai, and Grayhawk Drive to pick up litter and debris. Trash bags and grabbers will be provided.

**Wednesday, January 17<sup>th</sup>, 6 to 8 p.m. – Ladies' Night.** Want to learn how to play Mahjong? Come join us as Tesoro resident, Margo Bellock, will provide instructions on how this popular game is played. Watch for sign-up details on the Tesoro bulletin board.

**Saturday, January 20<sup>th</sup>, 10:00 a.m. – Meet & Greet.** Open to all residents and a fantastic opportunity for our new residents. Come to the clubhouse for an informal gathering where members of the Tesoro Committees will be available to answer your questions about daily living in Tesoro. Enjoy a cup of coffee and a sweet treat while getting your questions about Tesoro answered. Happy New Year from your Tesoro Social Committee.



**The Finance Committee** – Thank you to the members of the Finance Committee, Alan Lapene, Sandra Krause, Mike Garvey, Greg Wittcoff, and David Wick for their dedication, time, and talents to maintain fiscal responsibility to the Tesoro community.



**CC&R Amendment #4 Capital Contribution Assessment** - The latest results – **152** total votes received: **83%** Yes and **17%** No. As a reminder please *VOTE, VOTE, VOTE!*

**Tesoro Annual Membership Meeting** – is scheduled for Wednesday, February 28, 2024, 5:00 p.m.

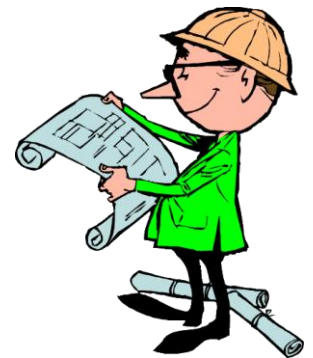
**Resident Ideas to Manage Tesoro Operating Costs** – As of mid-December, Tesoro is on track for operating expenses to come in under budget for 2023! Thanks to everyone who contributed their ideas and time to reduce operating costs while maintaining the standard of living in Tesoro residents have come to expect. For 2024, the Finance Committee invites residents to send their suggestions to reduce operating costs. Please send an email with your suggestions to Treasurer, David Wick at [davidgwickaz@gmail.com](mailto:davidgwickaz@gmail.com) all submissions will be considered.

**Architectural Review Committee (ARC)** - Welcome 2024! I would like to thank the ARC members Melinda Medina, Mary Wick, and Wayne Lubner for their time, guidance, and commitment to oversee members' renovation requests and maintain compliance with the Associations' CC&Rs, Rules and Policies.

**Tesoro Entry Door Options** – This past year the ARC developed and posted four acceptable fiberglass entry door options for residents to reference when replacing their unit entry door.

**Building Paint Scheme Clarification** – The ARC received questions regarding the current paint scheme document. After reviewing several balcony and patio doors, the committee added clarification and revised the document.

**Architectural Review Form** - The committee has been busy streamlining the process for owners' renovation requests. The current form is undergoing an upgrade to a new editable form and will soon be posted on the website. As a reminder, an *Architectural Review Form* is required to be submitted before the start of any renovation project is initiated. If you have any questions please feel free to contact any member of the ARC and we will be happy to assist you. Best Wishes, Carol Garrison, ARC Chair.



**Landscape Committee** – Let's acknowledge the committee members Barbara Lapene, Dick Bellock, David Hurley, and Mary Wick for their hard work and diligence to keep Tesoro looking beautiful. The committee is busy with continual assessments of the plants, shrubs, trees, irrigation, and granite. The committee seeks ways to meet landscape needs with cost effective and environmentally friendly approaches.



**Replacement Plants** – The summer's record heat took its toll on the Tesoro landscape. Approximately 50 plants did not survive the exceptional weather conditions. Tesoro residents voiced their opinions to have these plants replaced and the board responded by approving \$4,200 to replace the plants. The landscape committee worked with Superior Landscape to complete the project which included the areas mostly between unit driveways. During the placement selection for the new plants, the committee acknowledged the challenge of the limited size of the driveways and larger vehicles in the community and made accommodations for these challenges. The committee is requesting that the community be mindful when

entering and exiting driveways. The day after the new plantings were complete there were reports of multiple plants that were destroyed between driveways. The plants, at a cost of \$50 each, were removed and there is no plan to replace them at this time. Your efforts to help maintain our precious landscape will be appreciated by all. Happy New Year Tesoro!

# CC&R Amendment Voter Participation

## Results as of January 4, 2024

**152** votes received

**83%** YES

**17%** NO



Look for your electronic ballot from [tesoroatgrayhawk@ivotehoa.com](mailto:tesoroatgrayhawk@ivotehoa.com) and **Vote, Vote, Vote!**

### The Social Committee Announce

#### *Barbie and Ken Trivia*



Thursday, January 11<sup>th</sup>  
6:00-8:00 p.m.  
at the Clubhouse

### 2024 Tesoro Social Events

Community Cleanup – Jan. 13<sup>th</sup>  
Ladies Night – Jan. 17<sup>th</sup>  
New Residents Meet & Greet – Jan. 20<sup>th</sup>

### 2024 GCA Social Events

Fashion Presentation – Jan. 23<sup>rd</sup>  
Walk and Talk – Jan. 24<sup>th</sup>  
Chocolate Making Class – Feb. 8<sup>th</sup>  
Bicycle Pop-Up – Feb. 18<sup>th</sup> and 25<sup>th</sup>

### GCA Signature Event

Daddy Daughter Dance – Feb. 17<sup>th</sup>

To sign up, go to [grayhawkcommunity.org](http://grayhawkcommunity.org)  
Select *Event Registration*