

Tesoro at Grayhawk Newsletter February 2024

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



Community Announcements and Enhancements

- **Board of Directors Meetings**

The Annual Membership and Regular Monthly Board meetings will be held on *Wednesday, February 28, 2024, at 5:00 p.m.* in the clubhouse, and via Zoom. The Annual Membership meeting will include Board of Directors elections, approval of the annual minutes and a community update. All Tesoro members are encouraged to attend. Biographies of the three candidates can be viewed on page two of this newsletter. The Regular Monthly Board meeting will immediately follow the conclusion of the Annual Membership meeting.

- **Clubhouse Renovations selected as 2024 GCA Enhancement Project**

Tesoro members presented in depth presentations of three potential community projects at the January Board of Directors meeting. Robert Ferguson presented information on solar panels for the clubhouse/pool area. Mary Wick provided data on landscape improvements including a redesign of the grass area in front of the clubhouse. Terese Lubner gave multiple options for remodeling the interior of the clubhouse. Thank you to the Robert, Mary, and Terese who invested their time and efforts to provide thorough and accurate presentations to the community. Additional proposals were presented including a grill/picnic area and installation of window film on clubhouse and fitness room windows. The Board selected the interior remodeling of the clubhouse as this years' project for the GCA Enhancement Funds.

It is never too early to start thinking about the 2025 GCA Enhancement Project. Got an idea for a community enhancement project? Send an email with your idea to the board of directors.

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

The Arizona Department of Transportation will be widening Loop 101 between Princess Drive/Pima Road and Shea Blvd. Construction has begun and will take approximately two years to complete. For more information and to receive project updates and traffic alerts by email subscribe at azdot.gov/Loop101PrincesstoShea.

The Tesoro Board of Directors

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

Carol Garrison

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

The Maintenance Committee



Pool Repairs – The pool heater, lights and spa repairs are complete.

Pedestrian Gates – Maintenance is aware pedestrian gates are not working and repairs are in progress. Project updates forthcoming.

Concrete Repairs – At the January Board meeting a proposal and approval for concrete repairs was presented for units #2127 and #2067.

Security – The City of Scottsdale Police Department recently shared information about a crime trend they are seeing in Scottsdale. You can read the news release or watch a video to learn more at

<https://www.grayhawkcommunity.org/DocumentCenter/View/948/Scottsdale-PD-release> .

Remember to keep your doors and windows locked, alarms and cameras on and to call the non-emergency number at 480-312-5000 if you see anything suspicious.

Reminder – Please make sure that the 2nd floor Balcony “scuppers” are free of debris so the rain can drain from the balcony decks. In Tesoro these are square openings that can be seen on both the covered and open 2nd floor decks as well as some townhome roofs.

Fire Riser Repairs – Equipment updates were identified during the annual townhome fire riser inspection. Details of a schedule to complete the repairs will be forthcoming. Stay tuned.

The Social Committee

All social activities at Tesoro are open to community residents—owners, renters, snowbirds, and year-rounders. Everyone is welcome and encouraged to participate. Social events are held at the clubhouse unless otherwise specified.

Tuesday, February 13th, 6-8 p.m. – Mardi Gras party with dart poker.

Come down to the clubhouse, take aim and show off your skill for the best hand.

Saturday, March 2nd - Community Clean-up.

Thursday, March 14th, 6-8 p.m. – Luck o’ the Irish. Wear your green and bring your luck for a night of celebration and camaraderie.

Thursday, March 21st - Ladies Spring Salad Supper.

Sunday, April 7th – Sundae Fundae

Thursday, April 11th – Around the World Social.



The Finance Committee

Capital Contribution Assessment – The CC&R Amendment #4 passed with 84% of members that voted supporting the change. Properties sold starting March 1, 2024, will be assessed a ¼ % fee with the proceeds going directly to build our Reserve account.

Treasurer’s Report – The monthly financial report including details on income, expenses and reserve funds can be found under the *MEMBERS* tab on the Tesoro website.

Resident Ideas to Manage Tesoro Operating Costs – The Finance Committee invites residents to send their suggestions to reduce Tesoro operating costs. Please send an email with your suggestions to

Treasurer, David Wick at davidwickaz@gmail.com. All submissions will be considered.



Architectural Review Committee (ARC)

Building Paint Scheme and Architectural Review Guidance Summary – The revised documents have been uploaded to the website, and can be found under the *Residents* tab.

Architectural Review Form – Progress continues with the upgrade of the new form. Once complete it will be posted to the website.

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 they will be happy to assist you.



Landscape Committee



Updates on the progress of the Landscape Committee with major issues, including overgrown plants, replacement of dead plants and balancing landscape needs of the community with fiscal responsibility was presented by Mary Wick. Information on the high cost of landscaping and the expense related to removing or replacing plants was included. Approval of a proposal from *Superior Landscape* for the removal of overgrown yucca plants was approved. *Landscape Expense* is one of the top four expenses in Tesoro. Can you name the other three? See the answer below.

Communications Committee

The following is a guide to the types of communication methods available to Tesoro residents.

The Tesoro website - tesoroatgrayhawk.com

Includes the *Calendar*, *Residents* tab with governing documents, general information, newsletters, and forms. The *Committees* tab with contact information for committee members. The *Contact* tab lists the Community Manager and Board of Directors contact information. The *Member* tab is password protected for owners only and includes the *Vendor Referral* and *Owner* lists, *Current* and *Prior* financial year information and *Zoom* links. If you do not have a password, please reach out to the Community Manager for access at Denny@apm-management.com.



Constant Contact – Important communications are provided to the community through your email, and include *Special Alerts*, *Meeting Agendas and Notes*, and the monthly *Newsletter*. Not receiving email notifications? Do we have your correct email address? Sign up for the Tesoro mailing list via the *Eblast Form* in the *Residents* tab or with the sign-up button “join our email list” on the home page of the *Member* tab.

Bulletin Board, Flyers, Library – Flyers are posted to the bulletin board, common areas within the clubhouse, pool, and fitness area, and occasionally to the pedestrian gates and include regular monthly Board of Directors meetings, Social events for both Tesoro and the GCA are posted. A hard copy of all monthly Newsletters is available in the clubhouse library in a white binder.

Do you have a newsworthy topic you would like to share? Send an email to a Communications Committee member. Contact information is in the *Committee* tab on the Tesoro website.

Answer - Other Top Three Expenses: *Utilities, Insurance and Maintenance*

Meet The Candidates

There are three available seats on the Board of Directors for the Tesoro at Grayhawk Condominium Association. The candidates' biographies were sent to the Tesoro residents via U.S.P.S. and email and are included in this month's newsletter for your review. Ballots were sent to Members via email and U.S.P.S for voting. If you have any questions or did not receive a ballot, please contact our Community Manager, **Denny Batchik** at Denny@apm-management.com.

My name is **Paula Hampton** and I've been a full-time resident of Tesoro since 2016. I genuinely love and appreciate our Tesoro community, which is why I'm submitting my application for consideration to be one of your Tesoro board members. I've been a meeting and event planner for 18 years for a national corporation managing event budgets up to \$1 million. I partner and collaborate with a variety of personalities to ensure event goals are met for all stakeholders. I am required to meet regulatory, risk, and compliance requirements for each event. I use the analogy I'm like an air traffic controller with a high-level view of what needs to get done and create a plan of action to successfully achieve all goals. The residents of Tesoro are our stakeholders; and I will continue to build on the foundation of transparency and leadership of the current board and committees.

Hello Tesoro neighbors! My name is **Sandra Krause** and I'm running for our Tesoro BOD election. I grew up in North Dakota, relocated to California after college, and now reside between Colorado and Arizona. My husband, Bob, and I have owned our Tesoro townhome for 12 plus years. While living in California, I worked in the property management industry, achieving the CPM (Certified Property Manager) Candidate designation. Several years after starting our family, I stepped back from working full time.

My continued involvement in this area include:

- Tesoro at Grayhawk HOA - current Finance Committee member, PM search committee member 2022.
- Colorado Timbers 23 HOA - Vice President previous four years; ARC committee member/chair for two years
- Personal management of our rental properties.

My goals as a Board member are:

- Continued fiscal responsibility
- Continued enhancement of our beautiful community
- Supporting efforts of community involvement

Respectfully asking for your vote – Sandra Krause

David Wick - Mary and I have owned our unit in Tesoro since May of 2018. If re-elected, I will bring these experiences and insights to the Tesoro HOA Board:

- Tesoro HOA Board Treasurer since February 2022, guiding the Board to deliver positive operating income, lowering many operating costs and increase investments in reserves.
- Builder and owner of multi-family investment real estate, 25 plus years.
- Director/VP leading \$100 million+ businesses, at two Fortune 100 companies, 10+ years
- Board president and member, a 2,000-member non-profit, \$1 million annual budget, six years.

My experience and insights will continue to improve our community by:

- Continuing thoughtful strategic and responsible day-to-day decisions in your best interest.
- Continuing our balanced financial plan, with an operating budget to cover current expenses and a growing reserve fund to pay for future maintenance.
- Engaging you in more respectful, open, and responsive communications.
- Fulfilling all required fiduciary responsibilities of an HOA Board Member.

The Social Committee Presented
Barbie and Ken Trivia Night



Tesoro residents brought their best *Barbie and Ken* for a night of fun, laughs and pink drinks.

2024 Tesoro Social Events

- Community Clean-up – March 2nd
- Luck O' the Irish - March 14th
- Ladies Spring Salad Supper – March 21st
- Sundae Fundae – April 7th
- Around the World Social – April 11th

2024 GCA Social Events

- Bicycle Pop-Up – Feb. 18th and 25th
- Pie Social – March 14th
- Charcuterie Class – March 27th

GCA Signature Event

- Daddy Daughter Dance – Feb. 17th
- Annual Easter Egg Hunt – March 30th

To sign up for GCA events
Go to: grayhawkcommunity.org
Event Registration

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