

Tesoro at Grayhawk Newsletter March 2024

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



Community Announcements and Enhancements

- **Board of Directors Meetings**

Regular board of directors' meetings are held the *last Wednesday* of each month. The next regular meeting will be held *Wednesday, March 27, 2024, at 5:00 p.m.* in the clubhouse, and via Zoom.

- **Welcome 2024 Board of Directors**

Congratulations and a warm welcome to the 2024 Tesoro Board of Directors. James Dilling, *President*; Sandra Krause, *Vice President*; David Wick, *Treasurer*; Paula Hampton, *Secretary* and Pat Seago, *At-Large*.

- **Fond Farewell**

The Board would like to thank parting board members Caroline Partoll, *Secretary* and Carol Garrison for stepping up to fill vacant board positions last year. Their hard work and efforts were greatly appreciated, and we look forward to their continued community involvement.

- **Annual Meeting Updates**

A summary of the 2023 objectives, status and accomplishments were presented by Tesoro President, James Dilling. Treasurer, David Wick, provided a summary of the HOA financial positions. Detailed reports for both were provided to the community through the *Board Meeting Notes* email sent March 4th and can be viewed on the Tesoro at Grayhawk website, under the *Members* tab.

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

The Arizona Department of Transportation is widening Loop 101 between Princess Drive/Pima Road and Shea Blvd. Construction started in early 2024 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*

Pat Seago, *At-Large*

Sandra Krause, *Vice President*
Paula Hampton, *Secretary*

The Maintenance Committee



Welcome the 2024 Members – Wayne Lubner, Chair. Michelle Bergman, James Dilling, Kent Kron, Paul Maheras, Brian McKenna, John Stroka. James Dilling, Board Liaison.

Community Recognition – The Committee would like to recognize members of the community for their acts of volunteerism. Thank you to the Social Committee for their annual Clean-Up event along Pima, Hualapai and Grayhawk Roads. A gently used TV was donated to the workout room and a Bose sound system to the clubhouse. Special thanks to committee members for cleaning all the pool furniture, and regular trash pick-up along Pima Road. These acts of volunteerism are greatly appreciated and reflect the common values of the Tesoro community.

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

The Social Committee

Meet the 2024 Committee Members – Terese Lubner, Chair. Katey Arnold, Debbie Dilling, Judy Garvey. Margo Bellock, GCA Liaison. Pat Seago, Board Liaison.

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.

Sunday, April 7th – *Sundae Fundae Social* – Who doesn't like a sweet treat. Come on down to the rotunda for some yummy Brownies and Ice Cream.

Thursday, April 11th – *'Round the World Social*. Come to the clubhouse and bring your favorite ethnic appetizer to share. Mingle with your neighbors and discover the cultures of Tesoro residents.



The Finance Committee

Meet the 2024 Members: David Wick, Chair. Mike Garvey, Greg Leininger, Alan Lepene, Pam Roads, and Greg Wittcoff.

Annual Treasurer's Report – David Wick, Treasurer of Tesoro, reviewed the annual financial status and noted the tremendous progress made in stabilizing the association's financial position. The 2023 improvements included \$32,886 of operating income placed into our reserve fund for future improvements; \$46,181 in interest was earned on reserve investments. This figure is significantly increased from the \$7,457 in 2022. A 12% increase in utilities (largest expense) and 9% increase in insurance policies (2nd largest expense) were partially offset by other cost savings, reducing total expense growth to only 6%! Mr. Wick reported the tremendous progress made in stabilizing the association's financial position.



Do you have an idea to manage Tesoro Operating Costs? Send your ideas and suggestions in an email to Treasurer, David Wick at davidgwickaz@gmail.com. All submissions will be considered.

Architectural Review Committee (ARC)

Meet the 2024 ARC Committee – Sandra Krause, Chair. Carol Garrison, Wayne Lubner, Melinda Medina, Mary Wick.

Reminder - an *Architectural Review Form* is required to be submitted before the start of any renovation project that affects the exterior or structural components of the unit. 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



Welcome the 2024 Landscape Committee – Mary Wick, Chair. David Hurley, Nicole Leininger, Paul Riedell. James Dilling, Board Liaison.

Updates – *Superior Landscape* has been busy removing plants that did not survive last year's extreme summer temperature and replacing plants as needed. Last weekend *Superior* worked replenishing granite around our community. In addition to *Superior Landscape*, *Pro Qual* performed Townhome tree trimming and new tree plantings. These expenses were funded by insurance proceeds received for downed trees.

Communications Committee

Meet the 2024 Members: Connie Norve, Chair. Debbie Dilling, Cheryl Ferguson, Marlene Merritt. Paula Hampton, Board Liaison. 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* and *Contact* tabs provide email contact information for Committee members, Community Manager and Board of Directors. 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 need the 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 on the Tesoro website, via the *Eblast Form* under 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 include regular monthly Board of Directors meetings, Social events for both Tesoro and the Grayhawk Community Association (GCA). 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 cmnorve@gmail.com or any member of the Communications Committee

2024 Tesoro Social Events

Sundae Fundae

April 7th

Around the World Social

April 11th at 6:00 – 8:00 p.m.

2024 GCA Social Events

Charcuterie Class – March 27th

GCA Signature Event

Annual Easter Egg Hunt – March 30th

To sign up for GCA events:

Select *Event Registration*

From grayhawkcommunity.org

Clubhouse Remodeling and Furniture

The Board approved the remodeling of the Clubhouse at its February 28th meeting. The remodel includes replacement of most of the existing furniture and flooring, plus cosmetic upgrades of lighting and paint.

Efforts will be made to sell or donate the existing furniture. If any owner in the Tesoro community has an interest to acquire the furniture, come down to the clubhouse *March 30th from 11:00 a.m. to 1:00 p.m.* or email *Denny Batchik*, Community Manager at Denny@apm-management.com include **TAG Clubhouse Furniture** in your subject line.



Security Update

The Scottsdale Police Department held a Town Hall meeting February 27th and discussed the recent residential burglary trend taking place in our community and throughout Paradise Valley and Phoenix. They dispelled some “fake news”, shared their information regarding the Chillian Gang, what residents can do and should not do to protect themselves. To view the presentation, follow the YouTube link:

https://www.youtube.com/live/wFOqENgV-fU?si=u-wyQEhFj_3p1R

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