

Tesoro at Grayhawk Newsletter April 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 *Wednesday, April 24, 2024, at 5:00 p.m.* via Zoom only.

Unable to attend? An email with *Board Meeting Notes* is sent via Constant Contact, following the meeting and includes a link to the *DRAFT Meeting Minutes* for you to review.

● **Welcome Additional 2024 Committee Members**

The Landscape Committee welcomes an additional community member, Scott Schreiber and the Social Committee announce its new member, Susan McFlicker. All the Committee members and Board of Directors donate their time and talents to keep Tesoro running smoothly. Thank you for your volunteerism, it is very much appreciated!

● **New Hazard Insurance Approved**

The Board approved a proposal for the 2024 hazard insurance premium (\$58,560). The good news is the cost *met the planned budget* amount, and there were *no changes to the plan coverage*. Owners should understand that obtaining competitive bids is challenging. Insurance is one of the largest expenses in our annual budget and one that we have little ability to control.

● **Northbound Loop 101 on-ramp at Shea Blvd. Closes for 60 days**

The Arizona Department of Transportation advises drivers to plan for the following long-term closure of the northbound Loop 101 on-ramp at Shea Boulevard as part of the Loop 101 (Pima Freeway), Princess Drive/Pima Road to Shea Boulevard Improvements. The northbound Loop 101 on-ramp at Shea Boulevard will close at *1 a.m. Monday, April 15* and will remain closed for up to 60 days for ramp reconstruction.

DETOUR: Drivers may consider using northbound 92nd Street or Hayden Road to Cactus Road to access northbound Loop 101. 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



Community Recognition – Thank you to the committee members for their continued work around the pool, including the installation of new umbrellas, and cleaning the barbeque grill. These acts of volunteerism are greatly appreciated and reflect the common values of the Tesoro community.

Pedestrian Gates – The current gate vendor has been unable to successfully repair the pedestrian gates in 80 days. The Committee is actively pursuing an alternative, qualified, and dependable gate vendor. Interviews are underway and we will update you with the progress.

Pima Monument Damage – Repairs are in the works to restore the monument at the Pima gate after a large vehicle struck and damaged the sign. **Fitness Room Equipment** – The Elliptical machine repairs are complete. **Stucco** – Repairs to several units continue. **West Roadway Repair** – A sinkhole was reported in the middle of the West Roadway, near buildings #8 & 9. Repairs are complete.

Roof Repairs & Inspection – The Board approved proposals to complete roof repairs for Units #2121 and #2129. A drone flyover to inspect the roofs is planned for May.

Annual Maintenance Report - The overall condition of the community is “good”. Areas that require attention include 1) *Road Repair and Recoating* - slated for later this year. 2) *Painting of the Buildings* – scheduled for 2025-2026 and 3) *Stucco Repair* – a considerable amount of repair work has been completed and additional repairs are still needed. This work will continue throughout the remainder of the year.

The Social Committee

It is that time of year again. The snowbirds are beginning to leave Tesoro and the social events are winding down. The Social Committee held lots of fun and lively events with the season openers *Halloween Happy Hour* and *Thanksgiving Friendsgiving*. *Barbie & Ken Trivia* had members bring their best pink, and *Mardi Gras* included a competitive game of dart poker; *Luck O’ the Irish* was a lively celebration. The committee wrapped up the season by serving brownies and ice cream at *Sundae Fundae*.

But it wasn’t all fun and games, the committee educated the newbies of Tesoro at the annual *Meet & Greet* and started a *Beginners Learn Mahjong*. The committee organized a few Saturday *Community Clean-Ups*. These events give back to the Grayhawk community, which Tesoro is a part of, by maintaining the beauty that surrounds the area outside of the Tesoro walls.

The summer sun will be here soon, and many will hibernate from the heat. We look forward to the return of the snowbirds and another fun filled season of activities. *Did you have a favorite event? Or a suggestion for an event?* Send your comments and ideas to Terese Lubner at tlubner@gmail.com.



The Finance Committee



Treasurers Report - The March 2024 report is located on the *Tesoro* website, under the *MEMBERS* tab, *Current Year, March Meeting Minutes*. The committee’s work to “hold controllable expenses flat or reducing them without compromising owner experience never ends.” **Do you have an idea to manage Tesoro Operating Costs?** Send your ideas to Treasurer, David Wick at davidgwickaz@gmail.com. All submissions will be considered.

Architectural Review Committee (ARC)

A **Friendly 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 email ARC Chair, Sandra Krause at sandrataghoa@gmail.com.



Landscape Committee



Fallen Tree – The high winds of a recent storm uprooted the Palo Verde tree near building #32. Thanks to *Superior Landscape* for their quick clean up.

Updates – Kudos to Mary Wick and the Landscape Committee for their continued efforts to freshen up the entries of all the buildings with an additional 8 tons of new granite.

Communications Committee

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 are an owner and 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 with the sign-up button on the home page of the *Member* tab.

[Join Our Email List](#)

Bulletin Board, Flyers, Library – Flyers are posted to the bulletin board, common areas within the clubhouse, pool, and fitness area. The flyers 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 or photo you would like to share?

Send an email to cmnorve@gmail.com or any member of the Communications Committee

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



Walk and Talk

The 2nd Walk and Talk about Grayhawk took place on April 3rd. The 3 plus mile walk covered a variety of areas in Grayhawk. While getting a little exercise and camaraderie, the group heard news about planned developments, a new educational plant garden, and partnerships with the City in sports and landscaping.

Thank you to hosts Margo and Martha for this informative and fun event.

Clubhouse Remodeling and Furniture

The 2024 GCA Enhancement Fund project, Clubhouse Remodel is well underway. Thanks to the efforts of Debbie Dilling most of the furniture and décor in the Clubhouse was sold or donated and removed. Special thanks to Paul Riedell for cleaning out the library and donating over 150 books to the *Scottsdale Mustang Library*. Many residents have noted how spacious the room is and the beautiful view of the waterfall and pool. The community is encouraged to stop by the clubhouse to see the vision board displaying the remodeling timeline with sample pictures of the new furniture and fixtures. The stackable chairs and folding tables have



arrived and thanks to some handy volunteers the new comfy chairs were assembled and used at the March 27th Board of Directors meeting. A larger version of the sample paint swatches for the accent wall and trim are on display.

Thank you to all the volunteers