

# Tesoro at Grayhawk Newsletter May 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, May 29, 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 your review.

### ● GCA Enhancement Fund 2024

The GCA Enhancement Project to remodel the Tesoro clubhouse using GCA funds received unanimous approval at the Grayhawk Enhancement Committee meeting on April 23, 2024. The project went on to the Grayhawk Community Association Board and on May 6, 2024, received final approval! Contracts for painting, lighting, and flooring are being finalized with work to commence in June.

### ● Vendor Referrals

A revised *Vendor Referral List* has been uploaded to the MEMBERS tab on the Tesoro website. The Communications Committee is happy to report a new form and submittal process is ready for use. The new process includes a confirmation of your submittal to you via email. If you have a dependable, trustworthy vendor that you would like to add to the list, submit a form.

### ● Neighborhood Watch Group

Residents interested in leading the development of a Neighborhood Watch group in Tesoro can follow this link for more information and to obtain a "Getting Started" packet.

[https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Citizen+Service/NW+Guidelines.pdf?mc\\_cid=f23044coa3&mc\\_eid=806ce6f1cc](https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Citizen+Service/NW+Guidelines.pdf?mc_cid=f23044coa3&mc_eid=806ce6f1cc).

### ● Construction Improvements and Closures on the Loop 101

To receive project updates and alerts by email subscribe to [azdot.gov/Loop101PrincesstoShea](https://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

**Communication Box Repairs** – A shout out of thanks to Kent Kron for his diligent work in managing the repair and replacement project of the *Centurylink* Communication boxes.

**Pedestrian Gates** – The Committee is THRILLED to report the Pima Pedestrian Gates have been repaired!!



**New Homeowner Extended Leave Checklist** – A handy guide has been developed for owners to utilize when they are leaving their units for an extended period. *This is not an official document.* The checklist can be used in conjunction with the *Insurance Deductible and Water Leaks* document. Both documents can be found on the Tesoro website and a sample checklist is on page four of the newsletter.

**Pool Repairs** – Repair work to run a new conduit for the fountain pump, spa jet pump and heater is complete. The work was necessary because the current conduit was corroded.

**Pedestrian Gates** – The Committee is THRILLED to report the Pima Pedestrian Gates have been repaired!!!

**Roof Repairs** – Repair work to the roofs is completed for Units #2121, 2126 and #2129.

**Roof Inspections** - The roof drone inspection is complete. Next steps - review results with the Board.

**Road Resurfacing** – The 4<sup>th</sup> Quarter of 2024 is the projected time frame for the road resurfacing project. Stay tuned, more information on this very important maintenance item will be forthcoming.

## The Social Committee

The Tesoro Social Committee is on summer vacation and will return in the Fall for more fun-filled activities and events. *Did you have a favorite activity, or a suggestion for an event?* Send your comments and ideas to Terese Lubner at [tlubner@gmail.com](mailto:tlubner@gmail.com).

If you reside in Tesoro during the summer months and are looking for something to do, check out the [Grayhawk Community Association](#) website for some cool activities. Lobster lovers will want to check out *East Coast Joe's Food Truck* on May 15<sup>th</sup> 4:00 – 7:00 p.m. How about a Free Movie! Register ahead of time to join the Grayhawk Community at Harkins Movie Theater at Scottsdale 101 for their very own private showing of Disney and Pixar's *Inside Out 2* on June 22, 2024, 11:00 a.m.



## The Finance Committee

**Treasurers Report** - The April 2024 report to the Board, covering March highlights, is located on the Tesoro website, under the *MEMBERS* tab, *Current Year, March Meeting Minutes*.



**Assessment Income** - Over budget due to collection of past due assessments.

**Operating Expenses** - Under budget as some expense payments were delayed into April.

**Operating Net Income** - \$54,587 YTD

**Operating Cash** – Solid! We have over three months of operating expenses in cash.

**Reserve Fund Interest** – We earned \$18,498 in interest on our CD investments. YTD total \$28,516.

Do you have an idea to manage Tesoro Operating Costs? Send your ideas to:  
Treasurer, David Wick at [davidgwickaz@gmail.com](mailto:davidgwickaz@gmail.com).

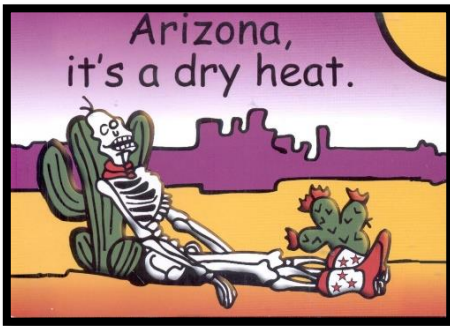
## Architectural Review Committee (ARC)

**A New ARC Review Form** – A new, online, *ARC Review Form* is available on the Tesoro website. Members can fill out the form and submit it electronically. A confirmation of their submitted form will be emailed to them and a copy will be sent to the *Architectural Review Committee Chair*, Sandra Krause.



**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](mailto:sandrataghoa@gmail.com).

## Landscape Committee



**Summer temperatures** are around the corner. During these hot months, please take note of any plantings around your building that appear heat stressed or not thriving. Email any concerns to Denny Batchik at [Denny@APM-management.com](mailto:Denny@APM-management.com). He will notify *Superior Landscape* and they will evaluate the irrigation system. Your help to provide water to the de-stressed plants in the meantime would be very much appreciated. For any specific landscape items email Mary Wick at [marywickAZ@gmail.com](mailto:marywickAZ@gmail.com).

## Communications Committee

**The Tesoro website** - [tesoroatgrayhawk.com](http://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, the 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](mailto:Denny@apm-management.com).



**Constant Contact** – Important communications are provided to the community through your email, and include *Special Alerts*, *Meeting Agendas*, *Notes*, and the monthly *Newsletter*. **Not receiving email notifications?** To submit your email address, go to [tesoroatgrayhawk.com](http://tesoroatgrayhawk.com), under *Quick Links* on any tab and select *Tesoro Email Sign Up*.

**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 [tagnewsflash@gmail.com](mailto:tagnewsflash@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



# Homeowner Extended Leave Checklist

Dear Homeowner,

This is a list of suggested activities to perform around your property before leaving Tesoro for an extended period. Identify the items from the checklist that pertain to you and mark them off as they are completed.

*This is not an official document only a guide.*

The checklist can be used in conjunction with the *Insurance Deductible and Water Leaks* document found on the Tesoro website, on the RESIDENTS tab.

Please consult a professional or your manuals to confirm you have the appropriate information.

Thank you for your cooperation.

*The Maintenance Committee.*

## General

- Arrange for home visits
- Set seasonal hold cable/internet
- Set security system
- Store outdoor furniture
- Store propane tank (townhomes)
- Turn off accent lightning
- Secure checkbooks, passports, password books and documents

## Security

- Lock windows/doors, close shades
- Block slider tracks
- Change smoke detector batteries
- Change electronic lock batteries and garage keypad batteries
- Secure keys, openers, fobs

## Interior

- Fans off
- Overhead lights off

## Interior - Continued

- Unplug lamps, appliances, TV
- Ice maker off
- Check food for expiration dates
- Store open food in containers
- Empty trash
- Arrange final pickup for trash/recycling
- Spray for insects/set traps

## HVAC

- AC tune-up
- Change furnace filters
- Set temperatures 55 heat/85 cool
- Turn off fireplace gas
- Clean area around condenser
- Make sure "smart home" features work

## Water

- Water heater vacation setting
- Water softener fill/turn off
- Turn off water, wall valves *townhomes*, main shutoff outside *villas*

## Vehicles

- Fuel/wash
- Change oil
- Set trickle charger
- Increase tire pressure
- Set tires on pads
- Block exhaust ports
- Dryer sheets for interior
- Separate windshield wipers from glass
- Store e-bike batteries at proper charge and temperature