

Tesoro at Grayhawk Newsletter June 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, June 26, 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. Current and prior *Meeting Minutes* can be found on the [Tesoro website](#), under the protected MEMBERS tab.

● **The Pima Pedestrian Gate**

HIP HIP HOORAY! After a long and challenging journey, the Board is delighted to report the Pima pedestrian gate is working properly. After an in-depth discussion, including the poor performance over the past year with the current gate vendor *AAA Smart Business*, the Board unanimously approved the termination of their contract.

The Board also approved a new gate vendor contract with *iCan Access and Video*. The new gate vendor comes recommended by Property Manager, Denny Batchik, who is familiar with the company and their business practices. The annual cost will be roughly equivalent to the amount paid to the previous gate vendor.

● **Thompson Peak Park Dog Park Update**

A three-and-one-half-acre dog park consisting of separate fenced and gated areas is expected to begin construction in the fall 2024. The project will include:

- Three fenced cells or play areas for dogs
- Canopies, benches, water fountains and pet waste disposal stations
- A footbridge to connect the off-leash area to existing park amenities
- Additional parking along Hayden Road
- A new restroom building
- Public Art

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

Roof Tile and Mud Pot Replacement – Based on the drone overview inspection of the building roofs, numerous damaged tiles and mud pots were identified. The Board approved the *Red Mountain Roofing* proposal to perform repairs. These repairs are a proactive approach to extend the life of the roofs. *Roof Replacement* is a major planned project. See *The Reserve Study* on the website in the protected *MEMBERS* section, *Current Year*.



Stucco Repair – Residents can contact the Maintenance Committee with any stucco damage identified outside their units and common areas. The Committee is aware of the ongoing need to repair stucco deterioration throughout the community. Weather permitting, repairs will continue throughout the summer months.

Road Resurfacing – The 4th 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

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.

The Free Movie for July is Universal's *Despicable Me 4*, showing at the Harkins Movie Theater at Scottsdale 101 on July 17th at 11:00 a.m. Come check out the local "hot spot" and join other Grayhawk residents for Happy Hour at *Thompson 105* on July 11th, 4:30 to 6:00 p.m.

Not interested in going out. Stay inside in the comforts of your home and join other Grayhawk residents for a night of *Virtual Bingo*, July 22nd, 6:00-7:00 p.m. via Zoom! To sign up for these and other activities visit the Grayhawk Community website.



The Finance Committee

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



Assessment Income – 3% over budget due to collection of past due assessments.

Operating Expenses - Over budget due to income tax payment in April (budgeted for May) and higher than planned general and pool maintenance expenses.

Operating Cash – Strong! We have almost two months of operating expenses in cash. Our balance will grow in May without the large insurance or income tax expenses paid in April.

Reserve Fund Interest - We earned \$1,613 in interest on our CD investments. YTD total \$30,129.

Looking Forward 2024 - Capital Contribution Assessments. If all units currently for sale close at the currently offered prices, the Finance Committee projects \$11,960 in contributions added to our reserve fund.

Do you have an idea to manage Tesoro Operating Costs? Send your ideas to:
Treasurer, David Wick at davidwickaz@gmail.com.

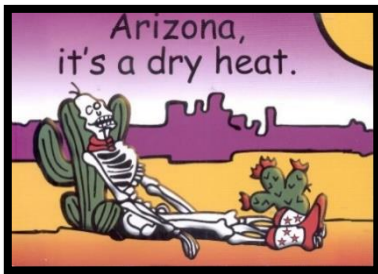
Architectural Review Committee (ARC)

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

Summer temperatures have arrived. During the next few months, please take note of any plantings around your building that appear heat stressed. Email your concerns to Denny Batchik at Denny@APM-management.com. Your help to provide water to heat stressed plants would be very much appreciated. For any specific landscape items email Mary Wick at marywickAZ@gmail.com.



Communications Committee

The Tesoro website - tesoroatgrayhawk.com

Includes a *Calendar, Residents, Committees, Contact* and *Members* sections. The *MEMBERS* tab is password protected and for owners only. It 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, Notes*, and the monthly *Newsletter*. **Not receiving email notifications?** To submit your email address, go to 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.

Healthy Living - Be Heat Ready

Maricopa County would like to remind you to stay safe during extreme Arizona heat. An excessive heat warning is issued by the *National Weather Service* when there is a *High* or *Very High Heat Risk*. During these episodes it is best to remain indoors, drink plenty of water, avoid drinks with caffeine and strenuous work, protect face and head with a hat, and wear sunscreen. Know the signs of heat-related illness and what to do.

- **Heat Cramps** – are muscle pains or spasms in stomach, arms and legs.
 - **Take Action** – go to a cooler location, remove excess clothing, sip cool sports drinks, seek medical help if cramps last longer than one hour.
- **Heat Stroke** – Extremely high body temperature, greater than 103 degrees, red, hot, dry skin, no sweating, dizziness, confusion or unconsciousness.
 - **Take Action** – Call 911 or get the person to a hospital immediately.

Check your car – NEVER leave children or pets in the car. For more information on staying safe in the extreme heat visit [Maricopa County Heat Relief](http://www.maricopa.gov/1871/Extreme-Heat) at www.maricopa.gov/1871/Extreme-Heat.

GCA Enhancement Fund 2024 Project

Clubhouse Renovations



It has been a busy June at the Clubhouse as remodeling is well underway. The new flooring is installed, and new paint and lighting will follow in the upcoming weeks.

Special thanks to our resident *Interior Designer, Jessica York*, for her expertise and time to oversee this project. Her efforts are greatly appreciated.

Monsoon Season - Haboob



The **National Weather Service** has established that monsoon season begins **June 15th** and ends **September 30th**. Monsoon is the time of year when the winds shift causing a reversal in weather patterns in the southwest. The storms can range from blowing dust to severe thunderstorms and lightning. Often the more severe storms begin with the “**haboob**” which are extensive walls of dust that move across the Valley, and with the dust comes wind, usually followed by heavy rain.

Monsoon storms can produce dusty and hazardous conditions, wind damage and flooding. If you are driving and see the wall of blowing dirt, get to a safe place as soon as possible. Due to the dry conditions and minimal rainfall, the ground has a difficult time absorbing the intense rapid rainfall during the monsoon. Desert washes fill quickly, and entire streets may flood. During heavy rains, residents should avoid areas where the water crosses the road. For more information on monsoon safety and to sign up for emergency alerts from Maricopa County, visit [ready.maricopa.gov](https://www.ready.maricopa.gov).

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