

Tesoro at Grayhawk Newsletter September 2024

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



Community Announcements and Enhancements

- **Board of Directors Meetings – In-person Meetings Return**

Regular board of directors' meetings are held the *last Wednesday* of each month and are open to all members. The next meeting will be *Wednesday, October 30, 2024, at 5:00 p.m.* with the return of in-person meetings at the Clubhouse, or via Zoom.

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 section.

- **APM Management Staff Changes**

Community Manager, Denny Batchik, has been promoted to the Accounting Department of APM as Assistant Controller. We wish Denny the best in his new position and appreciate all his hard work and efforts for the Tesoro community. Please refer to the list below for the appropriate contact information for your community needs.

Interim Community Manager:

Evelyn Shanley, 480-941-1077, ext. 21, or by email at evelyn@apm-management.com

Work orders, Architectural requests and keys:

Christa Yazzie, 480-941-1077, ext. 56 or by email Christa@apm-management.com

Accounting/Statements:

Alexis Castro, 480-941-1077, ext, 12, or by email Alexis@apm-management.com

- **2025 Budget Approved**

The Tesoro 2025 Budget was approved by the Board of Directors meeting. Beginning January 1, 2025, the monthly assessments will increase by \$17 per month for both Villa and Townhome owners. *See page 2* for additional information regarding the Budget and Reserve Study.

The Tesoro Board of Directors

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

Pat Seago, *At-Large*

Sandra Krause, *Vice President*
David Jensen, *Secretary*

Tesoro 2025 Budget, Assessment and The Reserve Study

During the September Board of Directors meeting, the Board approved the Finance Committee's recommendation for the **2025 Budget**. The Operating Expense Budget was approved for \$687,000, a 4% increase from 2024. The Reserve Fund Budget was approved at \$390,050, consistent with the external consultant's recommendations in the **2023 Reserve Study***. Note this includes \$302,400 from owner assessments (a 5% increase from 2024), \$18,500 from the GCA Enhancement Fund, \$52,150 from interest income and \$17,000 from the buyer's fee amendment approved by owners this year. Beginning January 1, 2025, the monthly assessments will increase by \$17 per month for both Villa and Townhome owners. The additional funds provide sufficient resources to meet inflation in vendor contracts, insurance and public utilities.

The Board strives to balance the needs of all owners and to keep assessments as low as possible while ensuring the community is well-maintained. Numerous efforts have been made to maximize alternative revenue sources and to minimize expenses. Several recent examples include the Capital Contribution Assessment (Amendment #4), approved by Tesoro owners earlier in 2024, volunteer teams offsetting maintenance costs, and the Finance Committee's efforts to maximize interest income. Lastly, the Board would like to highlight that the increase continues to position Tesoro in the mid-range for annual assessments relative to other similar communities in the area.

The Reserve Study is a valuable tool to guide a community in budgeting appropriately for future capital needs. The Tesoro CC&Rs require that the HOA complete a new study every three years. The study is performed by an independent industry organization, following National Reserve Study Standard principles, the report contains information needed to avoid surprise expenses, make informed decisions, save money, and protect property values. The study includes three key results:

- **Component List** – Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs and replacements.
- **Reserve Fund Strength** – A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration
- **Reserve Funding Plan** – A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

The current *Tesoro Reserve Study* was performed on July 19, 2023, by *Association Reserves*, and is located on the Tesoro website. The study covers the period beginning January 1, 2024, and projects funding and expenses through 2053. Pages 7 through 10 introduce the process and purpose of the Reserve Study and is a great starting point for anyone interested in learning more.

The Maintenance Committee

Pool Repairs – Two Pool Proposals from MEH were approved at the September Board of Directors meeting. One proposal was for replacing the north spa heat exchanger and the second was for repairs to the heater headers.

Road Resurfacing – Stay tuned for more information on this very important and major maintenance item.

Building Painting – The Architectural Committee has established an Ad-hoc committee for the upcoming building repainting project.



The Tesoro Social Committee

Although the snowbirds have not landed, the first Tesoro social event is cooking. The *Hotdish Hoedown* is scheduled for Tuesday, November 12th from 6:00 – 8:00 p.m. in the newly redesigned Tesoro Clubhouse. Break out your best casserole recipe with your favorite can of *Campbell's* soup or *Hellmann's* mayonnaise. *Mmm-Mmm good!*

Don't forget dessert and the unforgettable dishes you can make with a little *Jello and Cool Whip*.

Participation is encouraged and all who live in Tesoro are welcome.



2024 Grayhawk Community Association Social Events

Get out and socialize with your Grayhawk neighbors! The following is a list of upcoming GCA social events. For complete details and to register, visit grayhawkcommunity.org *Event Registration*.

Pumpkin Patch, October 26th 11:00 a.m.–1:00 p.m.

Hawk Talk, October 30th 6:00 – 7:00 p.m.

Adopt-A-Road Cleanup, November 2nd 8:00 – 10:00 a.m.

Floral Class, November 7th 6:00 – 7:30 p.m.

Flannel Fest 2024, November 10th 1:00 – 3:00 p.m.

Propagating Class, for "Plant it Forward", November 12th – 9:00 – 11:00 a.m.

Educational Garden Party, November 20th – 4:00 – 6:00 p.m.

The Finance Committee

Treasurers Report - August 2024 Highlights. Assessment Income – On budget YTD.

Operating Expenses – Includes \$67,614 payment for renewing our flood insurance policy. Driven by less use of water, YTD utility costs are \$10,000 *under* budget!

Operating Cash – We have 7 weeks of operating expenses in cash.

Reserve Fund Contributions – On budget YTD.

Reserve Fund Interest – YTD total interest earned is now \$46,246. We have budgeted for the tax liability on all our projected 2024 reserve fund interest in our 2025 operating budget.



Looking Forward 2024

Capital Contribution Assessments. If all units for sale close at the currently offered prices, the Finance Committee projects \$9,297 in contributions added to our reserve fund in 2024.

This forecast changes as units are sold or taken off the market.

Expense Control – To reach our original 2024 operating expense budget we will have to slow down discretionary landscape and maintenance expenses, without compromising resident safety.

Treasurer, David Wick at davidgwickaz@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



Palo Verde Tree Removal - A proactive approach will be taken to remove some of the Palo Verde trees in Tesoro. The decision was based on the probability of the trees falling during a storm, the increased risk of property damage, and the larger costs associated with the emergency removal of debris. For any landscape concerns email Mary Wick at marywickAZ@gmail.com.

Communications Committee

New Homeowners Portal

The *Caliber* portal was purchased by *FrontSteps*, a community management software package used by *APM*. An email entitled “*Invitation to Join*” from Notifications@frontsteps.com was sent to *Tesoro* owners with instructions on how to sign-up. The *Communications Committee* will assess the new software, evaluate its features and provide feedback to the board.

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 appropriate APM contact listed on page one of this newsletter.



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? Submit your email address, visit 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. 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.

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