

Tesoro at Grayhawk Newsletter Summer 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 and are open to all members. The next meeting will be *Wednesday, September 25, 2024, at 5:00 p.m.* 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.

• 2025 Budget

During the **July** and **August** Board of Directors meetings, the board held discussions and sought input on the proposed budget for the upcoming year. The budget will be finalized at the **September 25th Board of Directors meeting**. **Any owner with input on the budget is strongly encouraged to attend this meeting.**

• Board Member Changes

Board member, Paula Hampton resigned from her board position as Secretary, effective August 19th. Paula has done a fantastic job bringing a fresh perspective and new insights to the board. We thank her for her service and wish her well on her future endeavors.

The Board would like to thank all the candidates who applied for the vacant board position and appreciated the many qualified residents who came forward. After a Q&A session and board member discussions, the Board appointed David *Jensen* to the vacant board position as Secretary for the remainder of the term, ending February 2026. Welcome aboard David!

• Grayhawk Golf Course Easement Request

The Board gave approval to move forward with the development of a contract between Grayhawk and Tesoro with a review by the Tesoro legal team. The one-time easement allows APS access to run underground utilities to the golf course between Buildings 10 & 11 and the front of Building 10. For additional details see the Board of Directors *Meeting Minutes* posted on the [Tesoro](#) website.

The Tesoro Board of Directors

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

Pat Seago, *At-Large*

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

The Maintenance Committee

Road Resurfacing – The 4th Quarter of 2024 is the projected timeline for the road resurfacing project. Stay tuned for more information on this very important and major maintenance item.

Building Painting – The repainting of the buildings is anticipated to occur in 2025-2026. This project along with the road resurfacing are two major maintenance endeavors in both cost and scope.

Roof Repairs Building #2 – Unit #2005 incurred a significant water leak. Cost to repair vs replace the entire building's roof were discussed. The decision to replace the roof was recommended and approved. The replacement work is completed.



Denny's Corner – The APM Community Manager Report. **Back Flow Valve** failed – Board approved proposal to replace. **New Gate Vendor**, *ICan Access and Video* has provided outstanding and prompt service to gate repairs, FOB activation and gate reader relocation. **New 2024 AZ State Law - Interior Modifications Law**, effective the end of September, states even if a CC&R restriction/limitation is in place, it cannot be enforced.

Example – some Tesoro second-floor units are currently restricted to carpet only, no hardwood flooring. There will be options for “reasonable” soundproof flooring alternatives to carpet. Details forthcoming.

The Social Committee

The summer is winding down and so are triple digit temperatures. The snowbirds will return soon and along with them the Social Committee's vast array of activities. Keep an eye out for event posters on the bulletin board near the mailboxes and postings in the newsletter.

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



The Finance Committee

Treasurers Report - The **June and July 2024** reports to the Board, covering highlights, are located on the *Tesoro* website, under the *MEMBERS* tab, *Current Year, Monthly Meeting Minutes*.



At the **July** meeting the Treasurer discussed the current re-investing of Reserve Funds in CDs to earn the highest possible interest income. The Treasurer requested direction from the Board regarding the level of risk they were comfortable taking so the Finance Committee could develop financial scenario models for growing our Reserve Funds. Overall, the Board leaned more towards a conservative investment approach.

In the **August** meeting the Treasurer reported **good news** about the **cost** of Flood Insurance **decreasing** by **\$1,000**.

2025 Preliminary Budget Discussion – The board began discussions and sought input on the proposed budget for the upcoming year. The budget will be finalized at the **September 25th Board of Directors meeting**. **Any owner with input on the budget is strongly encouraged to attend the meeting.**

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.



New 2024 AZ State Law - *Interior Modifications Law*, effective end of September, states even if a CC&R restriction/limitation is in place, it cannot be enforced. **Example** – some Tesoro second-floor units are currently restricted to carpet only, no hardwood flooring. There will be options for “reasonable” soundproof flooring alternatives to carpet. Details forthcoming.



Landscape Committee

Summer Storms - High winds hit Tesoro on July 21st taking down this Palo Verde near the mailboxes.

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 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? 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. 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.

Clubhouse Renovations



Welcome Back - The Tesoro Library

Thanks to the extraordinary efforts of Tesoro resident, *Paul Riedell*, the Library has been restored! Come on down and peruse the wide collection of reading materials beautifully arranged on new bookshelves. Make your selection and settle into one of the four new cozy swivel chairs and escape into a literary adventure.

Plans to complete the remaining clubhouse items, including end tables, a TV, and artwork are planned for October when the Board returns to Tesoro.



Not sure what to read?
See suggested selections

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