

Tesoro at Grayhawk Newsletter October 2024

19475 N Grayhawk Drive, Scottsdale, AZ 85255

<https://www.tesorogatgrayhawk.com>



Community Announcements and Enhancements

- **Board of Directors Meetings – Schedule Change**

Regular board of directors' meetings are held the *last Wednesday* of each month and are open to all members. In consideration of the upcoming Thanksgiving and Christmas holidays, the next meeting will be *Wednesday, December 11, 2024, at 5:00 p.m.* at the Clubhouse, and 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.

- **New Tesoro Community Manager**

Our new Community Manager at APM, Ilse Malagon, was introduced at the October 30th Board meeting. The Tesoro community looks forward to collaborating with Ilse and are thankful APM was able to fill the position quickly. Welcome Ilse!

Community Manager – Main point of contact for the community.

Ilse Malagon, 480-941-1077 ext. 88, or by email Ilse@apm-management.com

Assistant Community Manager – First point of contact for homeowners. Submit work orders, Architectural requests and provide keys/fobs.

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

Accounting/Statements – Point person for homeowners to address accounting questions and help with payments.

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

- **New Board Resolution**

The Board approved a resolution related to the oversight of interior unit changes to bring the Tesoro bylaws in compliance with a new AZ statute passed this year. The change essentially allows owners to install hard surface flooring in second story units that was previously prohibited in the original bylaws. The document, *Resolution – Hard Floor Covering*, can be found on the Tesoro website, on the RESIDENTS tab, under the heading GOVERNING DOCUMENTS.

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

Clubhouse Remodel – The 2024 GCA Enhancement Project, Clubhouse Remodel is 95% complete! An attractive area rug has been added to the seating space and a new wall mounted TV installed. The TV is available for all residents to use. Meet your neighbors and friends and enjoy your favorite program, movie or sporting event in this wonderful new space. The only remaining item to complete the clubhouse remodel is the wall artwork. Special thanks and recognition to our resident Interior Designer, Jessica York, for her expertise and efforts to transform this room.



Blacktop Repair and Resurfacing – Phase One, Crack Fill and Seal, was completed on Monday, November 11th and was well done. Thank you to all the residents for your cooperation with parking. Note: there were a half dozen cars parked improperly, and we were extremely fortunate the vendor was able to work around them.

Road Resurfacing – Initial information from the vendor indicates the road resurfacing will take place in April 2025. Additional details forthcoming.

Fire Safety Inspections – The mandatory annual townhome Fire Safety Inspection with *Fire Shield* is currently scheduled for December 3rd and 4th. An email was sent to all owners from APM on November 11th with details. This notice is for townhome owners only (fire safety inspections for Villa owners does not require garage access). In addition to the annual fire inspection Tesoro is due for its 5-year Inspection and Compliance. The Board has requested both inspections be performed together and completed by year end. It would be beneficial to perform these inspections simultaneously, especially for townhome owners. The Maintenance Committee is working with *APM* and *Fire Shield* to coordinate these inspections.

The Tesoro Social Committee

The *Hotdish Hoedown* was a *Hit!*

The Social Committee's season opener was the first event celebrated in the newly redesigned Clubhouse. It was a great event to connect with dear friends, have good conversations, and welcome new ones. With lots of delicious food, wine, desserts, and a brain teasing activity with prizes. What more could you ask for? Thank you to Terese Lubner and the Social Committee for organizing this entertaining and yummy event.



The Grayhawk Community Association Social Events

There is a whole world waiting for you outside the walls of the Tesoro community. Get out, explore the area, and meet your Grayhawk neighbors! The following is a list of upcoming GCA social events. For complete details and to register, visit grayhawkcommunity.org *Event Registration*.

Howl at the Hawk, December 4th from 6:30 – 9:00 p.m.

Santa Party, December 15th from 5:30 – 7:30 p.m.

Hanukkah Party, December 19th from 6:00 – 8:00 p.m.

The Finance Committee

Treasurers Report – September Highlights. Assessment Income – On budget YTD.



Operating Expenses – YTD utility costs \$10,000 *under* budget and insurance costs \$8,000 *under* budget due to policy changes. Landscape costs \$9,000 over budget due to storm damage/tree removal.

Operating Cash – We have 6.5 weeks of operating expenses in cash.

Reserve Fund Contributions – On budget YTD.

Reserve Fund Interest – YTD total interest earned is now \$55,877. We have budgeted for the tax liability on all our projected 2024 reserve fund interest in our 2025 operating budget.

Questions, concerns, or expense saving ideas? Contact Treasurer, David Wick at davidgwickaz@gmail.com

Architectural Review Committee (ARC)

Building Paint Project – Sandra Krause, Vice President and Chair of the Architectural Committee, continues work with the Maintenance and Ad-hoc committees for the upcoming building repainting projected to begin in the Spring 2025.

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

The board approved \$3,000 for new fall plantings. Additional plantings will be added to the open areas around the front and back of the buildings. The plantings are added to a location with the plant's mature size in mind. This means the plant may look small now but once it is fully grown it will fill the area.



All residents' support is appreciated to protect plants. Landscape expense is one of the larger Tesoro costs and extra care to help reduce the cost will benefit everyone. As a reminder, the space between driveways is limited so extra care to safeguard those plants would be appreciated. Pet owners, please keep your pets away from plants when relieving themselves. Yes, large poops have been found on top of plants and pet urine burns and dehydrates the plants.



Please report any landscaping concerns, including irrigation not working properly, or damaged plants by submitting a work order through the *FrontSteps* portal. To contact the Chair of the Landscape Committee email Mary Wick at marywickAZ@gmail.com.

Communications Committee

FrontSteps Update – The *Communications Committee* continues its work assessing the features and processes of the new homeowner portal software *FrontSteps*. The committee would like to thank the staff at *APM* for their assistance and support in this incredibly detailed process. Once the committee's evaluation is complete it will 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. If you are an owner and need the password, please reach out to the Community Manager for access at Ilse@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 and include regular monthly Board of Directors meetings, Social events for both Tesoro and the Grayhawk Community Association (GCA). The library in the Clubhouse maintains a hard copy of all monthly Newsletters, in a white binder, and is available for your reading pleasure.

Good Neighbor Reminders – Pet Waste Disposal



Dear Tesoro at Grayhawk Residents,
Tesoro at Grayhawk is a beautiful community, and keeping its appeal requires everyone's cooperation. Recently, there have been consistent reports of pet waste left in common areas and pets relieving themselves on plants. To make pet waste removal easy and convenient, there are pet waste stations located throughout the community with bags available for your use. These stations provide a place to dispose of waste immediately. If you're not near a station, please ensure you're prepared to clean up after your pet.

As a reminder, it's each pet owner's responsibility to pick up after their pets. Pet waste removal responsibility is outlined in the Tesoro CC&Rs (Article 4.7) and the City of Scottsdale Code of Ordinances (4-11 Sanitary Requirements).

Thank you for your cooperation in helping to keep Tesoro at Grayhawk a clean, and pleasant place for all. Your neighbors will appreciate your efforts.

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