

Tesoro at Grayhawk Newsletter December 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 board meeting is on *January 29, 2025, 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.

• **Annual Meeting** - The Annual Meeting of the Tesoro Community will be held on Wednesday, *February 26, 2025*, at 5:00 p.m.

• **Board Elections** - There will be two open positions on the Tesoro Board effective February 2025. If you have a willingness to serve, please keep your eyes open for the application information which will be arriving via U.S. mail soon. Completed applications are due by *January 15, 2025*.

• **2025 Assessments** Tesoro owners have now received their new assessments for 2025: \$432 for villas and \$357 for townhomes. For background, here is the big picture on how your Tesoro Board of Directors manage the budget and plans for assessment changes. 2024 spending is coming in at or under budget in most categories. The 2025 budget shows a 4% spending increase, and the board tries to bring in both the budget and the assessment increases near the rate of inflation as a general philosophy. For perspective on assessment increases, the Grayhawk communities had 2025 assessment increases ranging from 4-10%, with most communities in the 7-10% range, so Tesoro's 4% increase is at the bottom of this range.

• **Parking** - The Board recently received a few complaints regarding parking violations. Specifically, concerns were raised about oversized vehicles and those parking in visitor spots for extended periods of time. Please be conscious of, and in compliance with, the Tesoro parking rules to avoid potential fines or towing. Your neighbors will appreciate your efforts.

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



Fire Safety Inspections – It was another successful annual Fire Safety Inspection with *Fire Shield*. Thank you to the owners for their cooperation and the Maintenance team for their efforts and support. Next steps will be to schedule required maintenance repairs. Stay tuned for more information.

Benches – The two benches at the North cul-de-sac of Grayhawk Drive will be removed as they were evaluated and deemed unsafe for use.



Road Resurfacing – The vendor for the road resurfacing project has indicated the scheduled dates for the work to take place from April 22nd to April 25th.

Details regarding parking, trash, mail and street closures will be provided after the new year.

Roofs – The Maintenance Committee keeps a list of roofs and their conditions balancing replacement and expenditures. Three small roof sections have been identified on buildings 19, 21 and 39 that have substantial holes in them and are leaking. These roofs will be repaired ASAP.



In 2025, the committee estimates approximately 4 to 6 roofs will need replacement. However, it should be noted that the next three months are historically when Tesoro sees its greatest amount of rainfall. Therefore, we may see additional roof repair or replacement needs.

Clubhouse Remodel – The *2024 GCA Enhancement Project*, Clubhouse Remodel is 99% complete! Thank you to the Tesoro volunteers seen here, installing the beautiful new TV. The last remaining item to make the project 100% complete is the wall artwork. Come down to the Clubhouse. Enjoy the new view and comfy swivel chairs.



2025 Grayhawk Community Enhancement (GCA) Grant

It's time again to submit your ideas for the 2025 GCA Project. The grant amount is \$18,500 and can be used towards capital projects that “enhance” the community. The 2024 GCA project was used towards a partial upgrade of the clubhouse. One idea discussed at the BOD meeting was to continue with the clubhouse upgrade (e.g. remodel the kitchen, window dressings and tinting). If you have other ideas. Please submit them to James Dilling, jadtesoro@yahoo.com by *January 5, 2025*.

The Tesoro Social Committee

Mahjong – Tuesday, **January 21st** at 12:30 p.m. Beginners and veterans come and join us at the clubhouse for this fun game of skill, strategy, and luck. Mahjong will meet regularly every Tuesday at 12:30 p.m.

“Let’s Ring In 2025” Social – Tuesday, **January 21st** at 6:00 to 8:00 p.m. at the clubhouse. Invite a neighbor or friend, BYOB and a snack to share. Happy New Year!

New Resident Orientation – Are you a new Tesoro resident, or do you know someone new to the community? The 2nd Annual *New Resident Orientation* event will be held at the Clubhouse on Saturday, **February 1st**. Come down and meet your neighbors, board and committee members and get answers to your burning questions. Where do I get my FOB or mailbox keys? What is the call box and how do you use it? When do I put out my trash and recycle bins? How do I get community information?

The Grayhawk Community Association Social Events

Get out 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*.

Sourdough Class, January 14th at 6:00 p.m.; **Painting Class**, January 30th at 6:00 p.m.

The Finance Committee



Treasurers Report – Preliminary November Highlights.

Assessment Income – On budget YTD.

Operating Expenses – 2% under budget YTD.

Operating Cash – 9 weeks of operating expenses in cash.

Reserve Fund Contributions – On budget YTD.

Reserve Fund Interest – YTD total interest earned is now \$56,756. We have accounted for the tax liability on this interest income in our 2025 Operating Budget. At the December Board

meeting, the Board approved the re-investing of \$375,000 of FDIC insured CDs maturing.

Do you have an expense saving idea? Contact Treasurer, David Wick at davidgwickaz@gmail.com

Architectural Review Committee (ARC)

Building Paint Project Updates - The upcoming building repainting projected beginning in the Spring 2025 is expected to take roughly 6-7 months to complete. The ARC is currently collecting bids for the project. Painting the garage doors will be included in this project. Please report any stucco, rod iron and gate repairs to the Community Manager at APM, Ilse Malagon through the *FrontSteps* portal by submitting a *Work Order Form* online.

If homeowners wish to replace windows or front entry doors, now would be a good time to submit an *Architectural Review Form* to have the work done.

Please submit an *Architectural Request Form* on the *FrontSteps* portal under *My Reservations and Requests*, then *My Architectural Requests*, *New Architectural Request*. Fill out the form, upload documents, pictures and submit.

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 on what is required, please email ARC Chair, Sandra Krause at sandrataghoa@gmail.com.



Landscape Committee

The board approved proposals from Superior Landscape for Erosion Control and Gravel Replacement.



New rip rap and gravel will be installed behind buildings 33 through 37.

Also, about 16 trees have been removed, some expired and some proactively. The committee will evaluate their replacement, where applicable, in the spring. The landscape committee works hard to control costs while maintaining the beauty of Tesoro.

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* will be moving forward with the transition of Tesoro’s communications to the *FrontSteps* portal. The process will be performed in phases and the community will be notified of its progress. The **Tesoro website** - tesoroatgrayhawk.com and **Constant Contact** will continue to be utilized, as will the **Bulletin Board**, during the transition.



Let’s get moving with *FrontSteps*!

Phase I – Resident Sign-Up

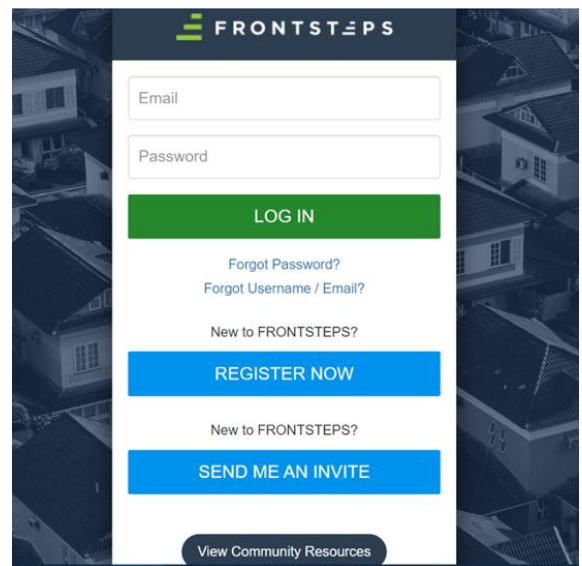
The first action is to have all the Tesoro owners create an account and password on *FrontSteps*. Sign-up today - it’s easy to do. In fact, approximately 70 Tesoro owners have already signed up!

1) Go to the Tesoro website tesoroatgrayhawk.com Select *Tesoro Owner’s Portal* from the Quick Links on the left-hand banner. OR

2) From your web browser go to tesoroatgrayhawk.frontsteps.com Either way you should see a screen like the picture to the right.



NOTE: Do not use your APM portal information to log on. Create new log on credentials.



Questions, concerns, or difficulty signing on email Connie Norve at tagnewsflash@gmail.com