



## **Grayhawk Community Association Board Briefs: May 5, 2025**

*Board Briefs are an informal narrative of the Board meetings and not official minutes. Official minutes will be posted once approved by the Board of Directors at the next Board meeting.*

### **Homeowner Forum**

Resident Linda Shaw thanked Stacey Harvey for her time and leadership at Grayhawk.

### **Development Committee**

Jim Ball reported on area developments. The area from Scottsdale Rd. to Hayden Rd. on the south side of the 101 is fully under work with Optima, ASM, and now Banner Hospital all moving dirt and building. It is expected that we will see work begin on the area from Hayden to Princess as AXON will soon begin its project.

Axon is moving ahead with their project with the passing of and the signing into law the bill to allow development even over the objections of the residents. The City of Scottsdale has hired an attorney to review this law and to see if there is any room for challenge. The referendum vote is still scheduled, and the Littlefield group is expected to continue its challenge in court.

There are no updates on the timeline for the water plant project.

The piece of state land on the NW corner of Scottsdale Road and the 101 may be going up for auction again.

### **Operational Review Committee**

Don Morse reported that the Garda team at Grayhawk is fully staffed.

The air conditioning leaks at the guardhouse have been fixed and only one potential issue remains for repair.

Don noted that compliance is not easy and thanked Max for being as positive and cheerful as he is doing this difficult job. The Board of Directors is looking to add an additional staff member to manage compliance as Max continues to lead Architectural Review.

### **Landscape Committee**

Arlene Smith reported that the hard transition from Rye to Bermuda is on hold, as DLC is waiting for night temperatures to stay consistently above 90 degrees. The greenbelts still look great.

DLC is working on fire mitigation in the Montevina neighborhood prior to the perimeter wall painting project

Five of the seven tot lot upgrades have been completed with rip rap installed and planting complete.

The Pima Rd./Thompson Peak Pkwy. and Scottsdale Rd./Thompson Peak Pkwy. monument enhancements have been completed with rip rap, mounding and additional plants installed. Both look fantastic.

Plants in front of the Monterey Park Monument, which was revamped in June 2024 have failed and replacement is scheduled.



## **Community Enhancement Committee**

Richard Zielinski reported that the committee met to review the requests made by all eight Grayhawk condominium associations as part of the Condominium Community Enhancement Project. The Community Enhancement Committee is recommending the board approve the following requests to be funded at \$18,500 per project for a total of \$147,294.79 to be funded from the Community Enhancement Fund:

**Encore** – Funding for Phase II of the completion of the Community Center upgrade. This upgrade would include, adding a new appliances, new flooring to add that added in 2024, other kitchen upgrades and LED lighting under/over the cabinets. Request is for \$18,500 of the estimated project cost of \$34,300.

**Edge** – Replace the existing network infrastructure with a new system, including setup, programming, and installation. \$14,394.50 - with Service Agreement \$19,394.50 Upgrade the current DoorKing TCP/IP Server Mode to RS-232 Converter by replacing the old Boards. \$6,308.49 so that can be placed on the Cloud. Convert Clubhouse, Fitness Center, and Back Gate to TCP/IP, allowing a key system, DoorKing, to be on the Cloud. \$1,438.49. Request is for \$18,500 of the estimated total project cost of \$27,141.48.

**Tesoro** – Further enhancing the clubhouse (Phase II of the 2024 project). The project will include enhancing the kitchen area with new cabinets and appliances, along with new window coverings. Request is for \$18,500 of the estimated total project cost of \$27,904.

**Vintage**– Security upgrade to pedestrian gate with mechanical push button code access and spring closers for \$9,569.79. Request for \$8,225.00 for replacement of the current tree palette, planting smaller trees that take up less area, eliminating the large branches that cover walkways and the street, making it safer for pedestrians. Request is for \$17,794.79 of the estimated total project cost of \$17,794.79.

**Cachet**– New Design of the landscaping with an emphasis on drought-resistant plants. They will be compatible with our 2024 project, which was the installation of a Smart Water Irrigation system. The project is going to be divided into two phases. Phase 1 will be the New Design of the landscaping for the Villa section of the complex and for the entrance. Phase 2 will be done in 2026 with future Enhancement Funding. Request is for \$18,500 of the estimated total project cost of up to \$20,000.

**Avian** – Upgrade the drip irrigation system with pvc pipe throughout the community. Avian is hoping to complete this project in two phases with 2024 being Phase 1. Request is for \$18,500 Phase 1 of the estimated



total project cost of \$155,436.36 with the remaining to be funded by Avian Reserves. The board noted that the funding provided from GCA will be going towards new components of the project only and not towards replacement items.

Village at Grayhawk – Install a New Drip System to common areas located behind buildings 2, 7, and 28 and mailbox islands located on the north and south sides of the community using hard PVC Pipe, Schedule 40". The request is for \$18,500, which is the total project cost and maximum funding level.

Motion to award approved amounts to each Grayhawk condominium community, respectively, for a total funding amount of \$147,294.79 from the Community Enhancement Fund. Motion Seconded, Passes.

Crown Point- Installation of new pool heater and salt cell transformer for the spa, which was removed during the pool heater installation process. \$5,485.47. A portion of the pool enclosure wall was removed to allow space to get the new pool heater installed. As a result, Crown Point will need a new gate system and masonry wall repairs. \$1,600. The total request is for \$7,085.47.

Motion to award \$7,085.47 to Crown Point from the Community Enhancement Fund. Motion seconded, passes.

### **Event Planning Committee**

Ashlie Adamscheck reported that there were approximately 75 people at the Concert in the park on April 10.

The Easter Egg Hunt on April 19 was attended by about 600 people. The weather was great and everyone seemed to enjoy the event. Feedback was positive.

Adopt-A-Road was back in April with 12 people in attendance.

Upcoming events include Bouquets and Boards on May 8, the Salvation Army Donation truck on May 10 and a Red Cross Blood Drive on May 28.

### **Communications Committee**

Michael Loya reported that Jennifer Sheets had been sending post event surveys this spring. While there is minimal response, the feedback has been great and very helpful for both the Event Planning Committee and Communications Committee.

Thank You cards were ordered for compliance. One will be sent when a homeowner brings their home into compliance following a violation. The other will be used when staff notices a homeowner going above and beyond to keep their home's exterior looking nice.



### **Architectural Review Committee**

Paul Alessio reported 10 submittals on April 3 and six on April 16. The committee continues to see a good number of submittals for front roofs and windows as the community ages.

### **Executive Committee**

David Van Omen reported that the maintenance team has nearly completed moving out of the storage unit and getting everything into the new office storage area.

The one-hour parking streets signs were approved by the Board and minutes will be provided to Arlene Smith and Jim Ball so that they can present to the City of Scottsdale.

### **Budget/Finance Committee**

Derek Moore that the committee did not meet.

### **Condo Board President Roundtable**

David Van Omen reported that the group met on April 24 to discuss various topics including street repair vendors and key fob conversions.

### **New Business**

The board reviewed the proposed committee members for all active committees as recommended by the committee chairs. Motion to approve all active committee members as presented by each respective committee and add Mark Turri to the Budget Finance Committee and John Williams to the Event Planning Committee. Seconded and Motion Passes.

### **Treasurer's Report**

Derek Moore reported that the GCA was over budget, primarily due to collection revenue. There is currently \$4.2 million in the Community Enhancement Fund.

### **Management Report**

Stacey Harvey introduced Jodi Roberts as Grayhawk's new Executive Director. David thanked Stacey for her time at Grayhawk and all said their goodbyes.

Stacey shared that Max Schwartz had been promoted to the Assistant Community Manager.

Maintenance has moved out of storage and will start working on moving in their new office space.