

Grayhawk Flight

April 2023

Meet Your New Board Members

2023-2024 Grayhawk Community Association



Paul Alessio



Randy Brown



Derek Moore



Don Morse



Arlene Smith



David Van Omen



Richard Zielinski

Inside:

*Installing New
Exterior Light
Fixtures*

2023-2024 Retreat Village Association



Jim Ball



Richard Fowler



Michael Loya



Don Morse



John Williams



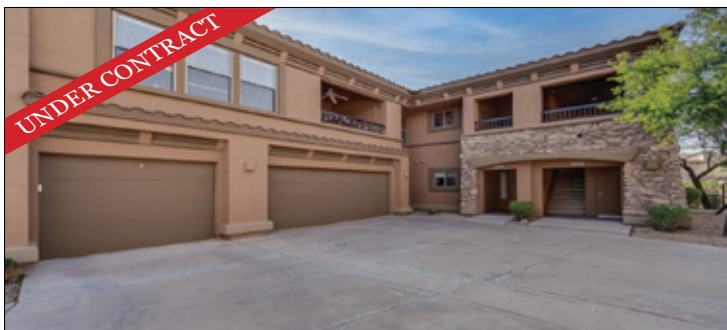
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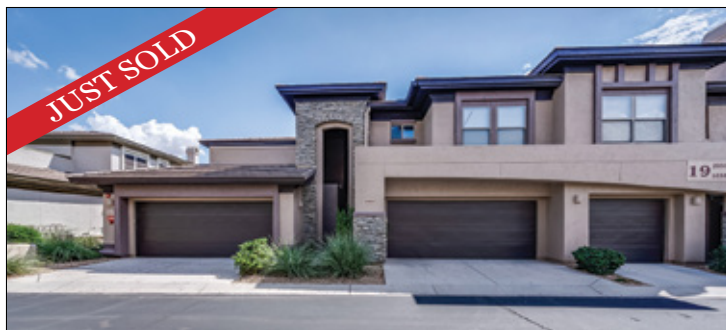
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Co Founder | REALTOR®



David Van Omen
Co Founder | Associate Broker

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HOA board member for 15+ years



**FIND OUT WHAT YOUR
HOME IS WORTH**



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Grayhawk Community Association

Professionally Managed By



7940 E. Thompson Peak Pkwy.
Suite 102
Scottsdale, AZ 85255

www.grayhawkcommunity.org

Phone (480) 563-9708

Fax (480) 563-9709

Talon Guardhouse/Roving Patrol
(480) 502-7685

Raptor Guardhouse
(480) 502-5078

Hours of Operation
Monday - Friday
8:00 am - 5:00 pm

GRAYHAWK STAFF



Stacey Harvey
Executive Director
sharvey@ccmcnet.com



Ashley Scott
Community Manager
ascott@ccmcnet.com



Jenn Sheets
Director of Communications
jsheets@ccmcnet.com



Kristen Hammond
Lifestyle Director
khammon@ccmcnet.com



Nian Quinn
Administrative Coordinator
nquinn@ccmcnet.com



Cierra Austin
Assistant Community Manager
caustin@ccmcnet.com



Richard Dearo
Facilities Director
rdearo@ccmcnet.com



Chantel Martin
Maintenance Assistant



Martha Castaneda
Maintenance Assistant



Manager's Corner

As the summer approaches, many of you will be spending time away from your Grayhawk home. Please be sure to have someone keeping an eye on your property. The Grayhawk Community Association (GCA) office also frequently is notified of a vacant house during the summer with an irrigation leak, monsoon damage or safety concern. Please make sure the association has accurate phone numbers or emergency contact information in our homeowner records. Homeowners occasionally change their e-mail address or get a new cell phone number but forget to notify the association office. You can update your records on the Resident Information Update Form, which is available on grayhawkcommunity.org, or by calling the office at 480-563-9708.

If you are gone this summer, please consider having a landscaping service take care of your yard. The summer months are the prime growing season in the southwest desert and yards that are not looked after can become overgrown and filled with weeds in a short period of time. Also, overgrown desert trees like the mesquite and palo verde, that are not routinely trimmed or crown thinned can become top heavy and are susceptible to being blown over during our summer monsoon storms. If a tree is blown over during a storm, the damage to the tree's roots often requires that the tree be removed.

While we do our best to keep businesses from soliciting throughout Grayhawk. However, occasionally some business information is left on front or garage doors. Leaving this type of information on a door for an extended period of time can identify a house as vacant to a potential thief. By making sure someone is looking after your Grayhawk house while you are away, and by looking after each other's homes all year long, we can continue to make Grayhawk a safe and well cared for community.

On another note, I would like to thank all of you who voted in this year's Board elections and congratulate the candidates who were elected to serve on the Grayhawk Community Association and Retreat Village Association Board of Directors. I look forward to working with all of the Board members in our efforts to continue to improve this wonderful community.

Jennifer Sheets

GCA Director of Communication

GRAYHAWK ADVERTISING

The Grayhawk Community Association (GCA) offers advertising as a service to our community and does not support or endorse the products, persons or services advertised in the Flight. GCA shall not be held liable or responsible for any misleading or incorrect advertising.

BOARD MEETINGS – APRIL 2023

Board meetings are open to residents and we encourage you to attend.
Your involvement does make a difference!

Grayhawk Board of Directors

Monday, April 3 at 5:30 p.m. Call the GCA Office at 480-563-9708 for more information.
grayhawk_board@grayhawkcommunity.org

Grayhawk Board of Directors Executive Session Meeting

Monday, April 3 at 5 p.m. The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A)(3).

Retreat Village Board of Directors

Monday, April 3 following the GCA Board meeting. Call the GCA Office at 480-563-9708 for more information.
retreat_board@grayhawkcommunity.org

Retreat Village Board of Directors Executive Session Meeting

Monday, April 3 at 5 p.m. The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A)(3).

COMMITTEE MEETINGS

Communications Committee

Call Jennifer Sheets at 480-563-9708 for more information.

Event Planning Committee

Call Jennifer Sheets at 480-563-9708 for more information.

Landscape Committee

Call Stacey Harvey at 480-563-9708 for more information.

Operational Review Committee

Call Stacey Harvey at 480-563-9708 for more information.

Architectural Review Committee

Tuesday, April 4 and 18 at 4:30 p.m.
Call Ashley Scott at 480-563-9708 for more information.

OTHER ASSOCIATIONS

Avian Condominium Association Board Meeting

Call Associated Property Management
480-941-1077 for details.

Cachet at Grayhawk Condominium Association Meeting

Call FirstService Residential at 480-551-4300 for details.

Crown Point Board Meeting

Call Ashley Scott at 480-563-9708 for details.

Edge Condominium Association Board Meeting

Visit www.theedgegrayhawk.com or call
480-584-4647 for details.

Encore Condominium Association Board Meeting

Call Associated Property Management
480-941-1077 for details.

Tesoro Condominium Association Board Meeting

Call Associated Property Management
480-941-1077 for details.

Venu Condominium Association Board Meeting

Call Vision Community Management at
480-759-4945

Village at Grayhawk Condominium Association Board Meeting

Call FirstService Residential at 480-551-4300 for details.

Vintage Condominium Association Board Meeting

Call Associated Property Management at
480-941-1077 for details.

2023-2024 Grayhawk Community Association

Paul Alessio

Randy Brown

Derek Moore

Don Morse

Arlene Smith

David Van Omen

Richard Zielinski

2023-2024 Retreat Village Association

Jim Ball

Richard Fowler

Michael Loya

Don Morse

John Williams

VISION

Grayhawk: a Sonoran Desert home to vibrant southwestern living with an uncommon commitment to community.

MISSION STATEMENT

Grayhawk Community Association strives to enhance quality of life and community strength through inclusion, participation and pragmatic stewardship of human, financial and environmental assets.

Grayhawk Master Association Board of Directors Meeting – March 6, 2023

Homeowner Forum

Pat Seago, Tesoro, inquired about a rumor circulating that the golf course is being sold and homes are going to be built on the course. David Van Omen responded that what is known is that the golf course is up for sale with the bid process closing at the end of March and it is unknown who is bidding. The golf courses are zoned as open space (OS) as part of the master development plan for Grayhawk with the City of Scottsdale.

Trude Boodt, Avian, asked if the resident only gate access into Retreat closes at night and management confirmed resident vehicle access is open 24 hours a day.

Development Committee

Paul Alessio reported that construction on the Portico condominiums that are being developed off of Scottsdale Rd. near the 101 is underway with a projected completion of mid to late 2024. These are luxury condominiums with a price range of \$600k - \$1.9 million. Optima, luxury condominiums south of the 101, will be breaking ground this year.

Federal American Grill is now open on Mayo next to Starbucks, this is a restaurant chain out of Houston, Texas and it is their first restaurant in Arizona.

Operational Review Committee

Don Morse reported updates from patrol including there are three (3) new patrol guards onboarding currently and patrol has seen no notable vandalism in recent months.

The committee recently discussed the main vehicle gate closures due to guardhouse construction and the upcoming impending closure that will be necessary to complete repaving. A date is not currently set but contractors are working on scheduling.

Mark Turri, committee member, met with staff recently to review the proposed scope of work for a proposed additional maintenance position. The committee is continuing to work with management to further define this potential new role before presenting to the board for approval.

It was determined that more information was needed for the Board of Directors and that the Community Enhancement Committee may need to be involved as the first year of salary for the new position would be paid from the Community Enhancement fund.

The committee addressing the several major accidents within or near the community (Pima Road, Grayhawk Drive, Hayden Road) and are working with The City of Scottsdale and Scottsdale Police to explore any improvements that can be made.

Landscape Committee

Arlene Smith reported that the Landscape Committee met on February 15 and DLC presented information regarding Grayhawk's water usage, the function of ADWR (Arizona Department of Water Resources) and where Arizona gets their water supply.

The committee also had several proposals approved at their meeting to be discussed in New Business.

Community Enhancement Committee

Ashley Scott reported that the committee met on February 21. The committee discussed their role in the community, current funding levels and investment strategies for the Community Enhancement Fund as well as upcoming meeting dates for 2023.

Several requests for funding were received from the Landscape Committee which were approved and will be discussed in New Business.

The Operation Committee requested that the Committee review a new maintenance supervisor position to determine if funding for the remainder of 2023 can be absorbed by the Community Enhancement Fund. Motion to recommend the GCA board approve funding the Maintenance Supervisor salary through 2023 through the Community Enhancement Fund. Seconded and Motion Passes.

Event Planning Committee

Jennifer Sheets reported that the Curbside Bicycle Pop-up Shop had three (3) successful pop-up events in February. They saw a total of 38 bikes, this is less than last year but still a great turn out.

13 people total joined for Gal-entine's Day Bunco on February 14, this group always has a lot of fun and the rain did not stop them from having a great night.

The Daddy Daughter Dance – A Night in Hollywood took place last weekend with just under 170 people registered. Funergy handled the DIV goodie bag station, Glam station, photo booth and DJ and they did a great job. They really got the crowd into the various activities on the dance floor and helped keep the night moving. There were lots of fantastic community volunteers that showed up to help with setup, during the event and clean up. There was a lot of really great resident feedback following this event.

Jennifer Sheets also discussed upcoming events, the committee's planned Reflection Meeting at the end of March as well as the committee's desire to strengthen the relationship with Arizona Helping Hands.

Communications Committee

Jennifer Sheets reported that the committee had met and discussed some possible strategies for cost savings or additional revenue for The Flight and also strategies to make The Flight deliveries more timely. Great strides have been made with getting the publication to homeowners earlier however it is still being delivered about a week into the Month of publication.

Architectural Review Committee

Paul Alessio reported the committee reviewed 14 submittals on February 9 and eight (8) submittals on February 23. The committee is continuing to review a wide variety of submittals and is thrilled homeowners are still investing with improvements.

Budget/Finance Committee

Derek Moore reported that the committee did not meet.

Executive Committee

David Van Omen reported that the committee met and the new Administrative Coordinator, Nian Quinn, is doing a fantastic job. The committee also discussed the upcoming insurance renewal and annual meeting.

Condo Board Presidents Meeting

Stacey Harvey reported that the committee did not meet.

New Business

LaBarre/Oksnee Insurance is the current insurance broker for the Grayhawk Community Association and has provided a revised renewal option for review. Currently the association has a \$1MM GL limit with a \$25MM Umbrella extending the coverage, making a total of \$26MM. The renewal premium for the 2023-2024 period is \$37,125.00 which reflects an increase of \$11,972.00 over the 2022-2023 premium. LaBarre/Oksnee has reached out to alternative insurance providers for price comparison.

Motion to approve the quote from Labarre/Oksnee Insurance not to exceed \$37,125 from the operating account. Seconded and Motion Passes.

The landscape committee identified an area for a second Education Garden at their meeting in December. This project was an initiative that came from the last Strategic Planning session by the GCA and RVA Board of Directors. The Landscape Committee and Community Enhancement committee are recommending the GCA Board approve the proposal from DLC Resources not to exceed \$45,000 for installation of the second educational garden to be funded from the community enhancement fund. The board requested additional information for the components to be included in this project as well as a rendering to be reviewed at a future meeting. No action taken.

Grayhawk has several areas of decorative, non-functional grass within the Park, this area directly across from the Pinnacle Monument is one area of grass that does not do well in the summer due to lots of shade from the mesquite tree. The Landscape Committee and Community Enhancement committee are recommending the GCA Board approve the conversion of xeriscape by DLC Resources in the amount of \$22,573.

Motion to approve the proposal from DLC Resources for \$22,573 for the Xeriscape conversion. Seconded and Motion Passes.

The Landscape Committee and Community Enhancement Committee are recommending the GCA board approve the below rip rap projects for a total of \$50,554 to be funded from community enhancement. Motion to approve each of the four (4) proposals, Seconded and Motion Passes with details of each proposal below:

- Phantom Way – Phantom Way, just West of 75th Street in Coventry at Grayhawk. This is the small landscaped entrance to the city park
- Tailspin park - Tailspin and 75th Street in Coventry at Grayhawk
- Ridgecrest basketball court – Rustling Pass and 74th Way
- 76th St and Thunderhawk – Directly across 76th Street from the Grayhawk Elementary School's Outdoor classroom

Treasurer's Report

Derek Moore reported notable GCA budget variances of advertising income and irrigation expenses which were due to timing.

Short duration treasury bills are yielding approximately 4.5% interest which is significant considering that for the previous decade interest received was around 0%.

Management Report

Stacey Harvey reported that quorum has been met for the annual election through electronic voting.

There have been a couple insurance claims made against individuals who damaged community property during car accidents. These claims have been filled against individuals insurance and management is awaiting fund reimbursement.

The Architectural committee has been working very hard on one-sheet summaries of common architectural submittals which have been published on the web-site.

The asphalt work at the new guardhouses will be completed at the end of March with specific dates to follow soon.

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Easter Egg Hunt

Saturday, April 8 - Check in begins at 9:30 am;

Event from 10 a.m. to 12 p.m.

Grayhawk Greenbelt at 78th Place/78th Way

Dig out the baskets and Easter attire and join us for the Annual Grayhawk Easter Egg Hunt. Kids will enjoy games and music from DJ Eric, bounce houses, face painting and balloon twisting, crafts, Kona Ice and so much more! The Easter Bunny will even be available for photos! Check-in starts at 9:30 am. Hunt times will be staggered for the three age. All details will be sent in an email prior to the event. Don't miss the most popular event of the year! Registration on grayhawkcommunity.org and payment are required by no later than April 3. Cost to participate is \$10 per child and free for adults. **We cannot accept any later or walk-up registrations allowed at this event.** Thanks to Christina Rathbun with Launch Real Estate and Jeremy Mueller with State Farm for sponsoring.



Food Truck Night - East Coast Joes Lobster

Wednesday, April 19 from 4 p.m. to 7 p.m.

Grayhawk Greenbelt at 78th Place/78th Way

Park at 7940 E. Thompson Peak Pkwy.

Pre-order link will be available on April 3

Hey Lobster lovers- Leave the cooking to the professionals and pick up dinner for the whole family from East Coast Joes. Walk, bike, or drive down to the greenbelt to pick up some fresh Maine style lobster rolls, garlic shrimp fries, and hushpuppies! We didn't forget about dessert, they also have various kinds of house made Tiramisu. There will be no parking on the street, please park in the offices at Grayhawk parking lot located at 7940 E. Thompson Peak Pkwy. And take the sidewalk path to the greenbelt. Then feel free to bring chairs or a blanket to enjoy your goodies under shade trees in the greenbelt or while walking the path with family and friends. Pre-orders are required so they bring enough fresh food. The link to pre order will be posted in the Buzz and website by April 3.

Earth Day Adopt-a-Road Clean up

Saturday, April 22 from 8 a.m. to 10 a.m.

Meet at the GCA Office

7940 E. Thompson Peak Pkwy. #102

CALLING ALL VOLUNTEERS!! In an effort to keep our community beautiful, we are looking for volunteers to help us on this Earth Day. The City of Scottsdale will provide all volunteers with gloves, trash bags, safety vests, and cold waters. We will not be in the road so all litter pick up will be on the property beyond the curb. We will meet in the GCA office at 8 am, go over some quick instruction, and then will start walking the trails along Hayden Road north of Thompson Peak Parkway. The walk will be approximately 1 mile each direction, a little over two miles in total after both sides of the road are cleaned. All volunteers 17 years of age and under must come with a guardian. This is a great way to complete community service hours for school. Register at grayhawkcommunity.org.

Family BBQ and Movie Night

Fri., April 28 at 5:30 p.m.

Grayhawk Neighborhood Park,

On 76th St. between Guidepost Montessori Academy and Grayhawk Elementary School

Grab your lawn chairs and blankets and join us to enjoy a night full of family fun including live music, caricature drawings, bounce houses, crazy rides and more! Enjoy free hotdogs, chips, drinks, s'mores, and a family friendly movie on a giant 50' screen, complete with popcorn to top off the festivities. This event is free, but registration is required by April 24 at grayhawkcommunity.org. Thanks to David Van Omen and Andrew Bloom of Keller Williams NorthEast Valley, Jeremy Mueller with State Farm and DLC Resources for sponsoring.





Saying Goodbye to an Old Friend

By Jennifer Sheets, GCA Director of Communication

Sue Lukenbill moved to Grayhawk in 1996 And hit the ground running. She served on the Event Planning Committee for over 20 years, volunteering at many community events along the way. She

taught water aerobics at various pools in the community. She served as the liaison for Ladies Night Out, making sure to welcome new faces. She visited the local hospitals and independent living facilities on behalf of her church. She penned Sip N Tell for the Grayhawk Flight, pointing residents in the direction of her favorite “sips” and meals at newly opened restaurants.

She was Sake Suey. Margarita Mama. She was community advocate, a neighbor and friend to many, including me.

Not long after I started working at Grayhawk, I was set to host a class that had been arranged by my predecessor. My coworkers left the building at 5 p.m. and locked me in to ensure my safety, as the class was not scheduled to start until 6 p.m. Somehow I locked myself into an internal hallway with no phone. I yelled and banged on the door, but ultimately I knew I was stuck there until (hopefully) my husband noticed I hadn't come home and rescued me.

Thankfully, that wasn't necessary. In just my first month of working for Grayhawk, Sue already knew what car I drove. She saw it in the parking lot when she showed up for the class and recognized when I didn't answer the door that something was wrong. She called the GCA Board President who called the Community Manager, and the three of them saved me.





That sums Sue up. Nosy... but in a good way. Kind, thoughtful and aware. She sometimes overwhelmed people with her energy, constant rambling and all of her questions. But those that knew her well knew that she had a passion for getting to know people that was rivaled only by her own passion for Grayhawk. In the words of a fellow Event Planning Committee member, "she was a force".

She told me many, many times she would never leave this community. After living everywhere from Mexico to California, this was her home. Sue and her husband Bill, married nearly 54 years, started in Talon Point and moved to Encore when they decided to downsize. They frequented Isabella's Kitchen, where I'm sure the bartenders all knew her story, and she knew theirs.

Sue and Bill were a fixture for many years at Grayhawk Happy Hours, Holiday Parties and meetings. I enjoyed my monthly lunches with her, where I would hear about everything from what the Event Planning Committee was working on to what her grandsons were up to. We often shared laughs – like the time she left her car running the entire time we were at lunch and only realized when she couldn't find her keys. Over the years, there were also some hard times.

In late 2022, Bill passed away. I ate lunch with Sue not long after and tried my best to help her navigate her varied emotions. In February of 2023, Sue went to join Bill. It was unexpected but somehow seemed fitting. They left behind two daughters, two son-in-laws, two grandsons, siblings and many cousins, nieces and nephews.

I know many residents have noticed Sue's absence on the walking paths she frequented almost daily. She was definitely a fixture in this community and will certainly be missed. The best way I know to celebrate both her and Bill's lives is to raise a glass and move forward. Cheers to Sue, Bill and this great community that they loved so much.



Educate Before You Renovate: House Numbers

Selecting materials for your home's exterior can be challenging, but we can help! Before you submit your plans to the Architectural Review committee for new lighting, review the suggestions and guidelines below.

Please remember that every home in Grayhawk is unique. What works with the architecture and style of one home might not for another. The committee will take that into account when reviewing submittals

Tips for picking the perfect address marker:

- Floating numbers and address plaques should not exceed 6 inches in height
- Address markers should not span the entire width of the column
- Install in the same location and orientation as the previous address marker
- Numbers should be non-reflective
- Visibility is important. Please remember that emergency vehicles, delivery drivers and your friends and family will use these numbers to find you. Use simple numbers in a color that contrasts the wall or plaque color and ensure that the numbers are not covered by lighting or landscaping.

As a reminder, all exterior modifications must be submitted to the Architectural Review Committee. Visit bit.ly/GrayhawkARCto to review the submittal process or email Ashley Scott at ascott@ccmcnet.com with questions.



SPRING CLEANING CHECKLIST

Yes, it's that time of year again! The weather is warming up and it's a sign to freshen up your home for the upcoming seasons. Not sure where to start? Here are some tips to make your cleaning process more effective and well rounded.

WASH WINDOWS

Be sure to pick a cloudy day to wash your windows to prevent streaks.

SLIDING DOOR TRACKS

Scrub the tracks with an old, dry toothbrush to loosen debris, vacuum, then finish with a wet sponge.

OVERLOOKED SURFACES

Once a year, give your baseboards, door frames, and walls a good thorough cleaning with a squirt of dishwashing liquid mixed in a bucket of warm water.

CLEAN UNDER FURNITURE AND APPLIANCES

Move kitchen appliances away from the wall as much as you can. Vacuum the cooling coils under or behind your refrigerator. Have your carpets Deep-Cleaned

FRESHEN FURNITURE

For wood furniture, use Mix 1/2 teaspoon of olive oil and 1/2 cup of vinegar or lemon juice in a plastic spray bottle; shake well and spray onto a microfiber cloth.

REFRESH WINDOW TREATMENTS

To remove dust from sheer curtains put them in the dryer on low with a fabric-softener sheet.

DUST LIGHT FIXTURES

Tackle light fixtures before cleaning the rest of the room, so any falling dust doesn't disrupt already Clean Surfaces.



CLOSETS

Store items you aren't currently wearing or using in a tucked-away place to streamline your closet and keep seasonal essentials at the forefront.

SAFETY INSPECTION

Check the batteries in your smoke and carbon monoxide detectors. Disposable fire extinguishers should be replaced every 10 years.

EXTERIOR

While spring cleaning, consider freshening the face of your home with a new paint job, or power wash to spruce up your home's exterior surface.

GUTTER MAINTENANCE

Clean and repair gutters and downspouts every spring before heavy rains begin and late in autumn after leaves have fallen.

OUTDOOR FURNITURE

Clean and repair the furniture on your deck, porch, or patio, including chairs, tables, and benches.

BEDROOMS

In the bedroom, rotate and flip mattresses. Wash mattress pads, bed skirts, and pillows. Clean area rugs or have them dry-cleaned.

BATHROOMS:

Go through your medicine cabinets and safely discard any outdated items. Replace worn bath mats, shower curtains, and liners.

KITCHEN

De clutter your pantry, kitchen cabinets, and drawers. Wipe them out and install fresh shelf paper. Discard stale spices and expired items.*



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Your New Lifestyle Director: Kristen Hammond

Grayhawk is excited to welcome new Lifestyle Director, Kristen Hammond to the community. In her new role, Kristen will be focused on building on Grayhawk's current partnerships and enhancing the lifestyle offerings. Because Kristen believes that "our leisure time is the most important time we spend", she will continue to collaborate with both community residents and network with various entities such as local businesses and the City of Scottsdale, creating fun opportunities to gather each month.

Growing up in the snow country of Eastern Washington, Kristen has adopted Arizona as her "hometown", moving to north Phoenix in 1998 after learning there would be no snow to shovel. Studying hospitality, Kristen started working in

resorts and private golf clubs before making the turn into community engagement. What she loves most is nurturing the long term relationships and fostering connections that make a community experience more than just an event. Her experience in programming and event planning will be an incredible asset for the residents of Grayhawk.

In her free time, Kristen and husband Nic, enjoy road trips, museums and waterfalls and also study archaeology with Friends of Tonto NE, a local conservation group. You will find she has the absolute best recommendations for road trips and cool hikes in the state. On her bucket list, she hopes to someday be selected to attend a 3-day guided hike viewing the ancient communities at Crack-In-The-Rock located



on the sacred grounds of Wupatki National Monument. Kristen and her family also look forward to welcoming a new puppy soon.

When you see Kristen at our next event, be sure to come say hello and welcome her here to our Grayhawk community.

ANNUAL MEETING RECAP

Congratulations to newly elected Grayhawk Community Association Board of Directors representatives Paul Alessio, Derek Moore, Don Morse and Arlene Smith. Each will serve a two-year term. In addition, congratulations to Retreat Village Association Board of Directors representatives Michael Loya, Don Morse and John Williams, who will also serve a two-year term. Thanks to each of the candidates for their

willingness to serve the community. It is much appreciated!

Also, a big thank you to following sponsors for helping to make the 2023 Annual Meeting a success: CCMC; Grayhawk Golf Club; Garda World; DLC Resources; Carpenter, Hazlewood, Delgado & Bolen; Innovative Lighting and Design; Sunland Asphalt; and Advanced Painting and Contracting.

STAY CONNECTED!



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Spring Turf Transition

By Kaipo Spenser, DLC Resources Field Manager

With the beautiful Arizona spring finally upon us, now is the perfect time to think about preparing overseeded Ryegrass for its transition back to summer Bermuda turf. Below, we have included information and tips that aim to help your turf have a smooth transition and keep your yards looking great through the summer!

WHAT IS TURF TRANSITION?

As temperatures rise, dormant Bermuda turf will begin to grow, competing with any lingering Ryegrass for space and nutrients. The longer this Rye is competing with the Bermuda for nutrients and space, the less time the Bermuda has to establish its roots and develop into healthy green grass.

WHAT STEPS SHOULD I TAKE?

A simple adjustment to your mowing practice will help kick-start the transition. Reduce mow heights to 1.5 to 2 inches. The lower cut will allow the emerging Bermuda,



DLC aerating the turf last March

otherwise shaded by the taller Rye, to capture necessary sunlight. This mowing method typically has a dramatic impact, as it helps scalp down the Rye more quickly than just letting it die naturally.

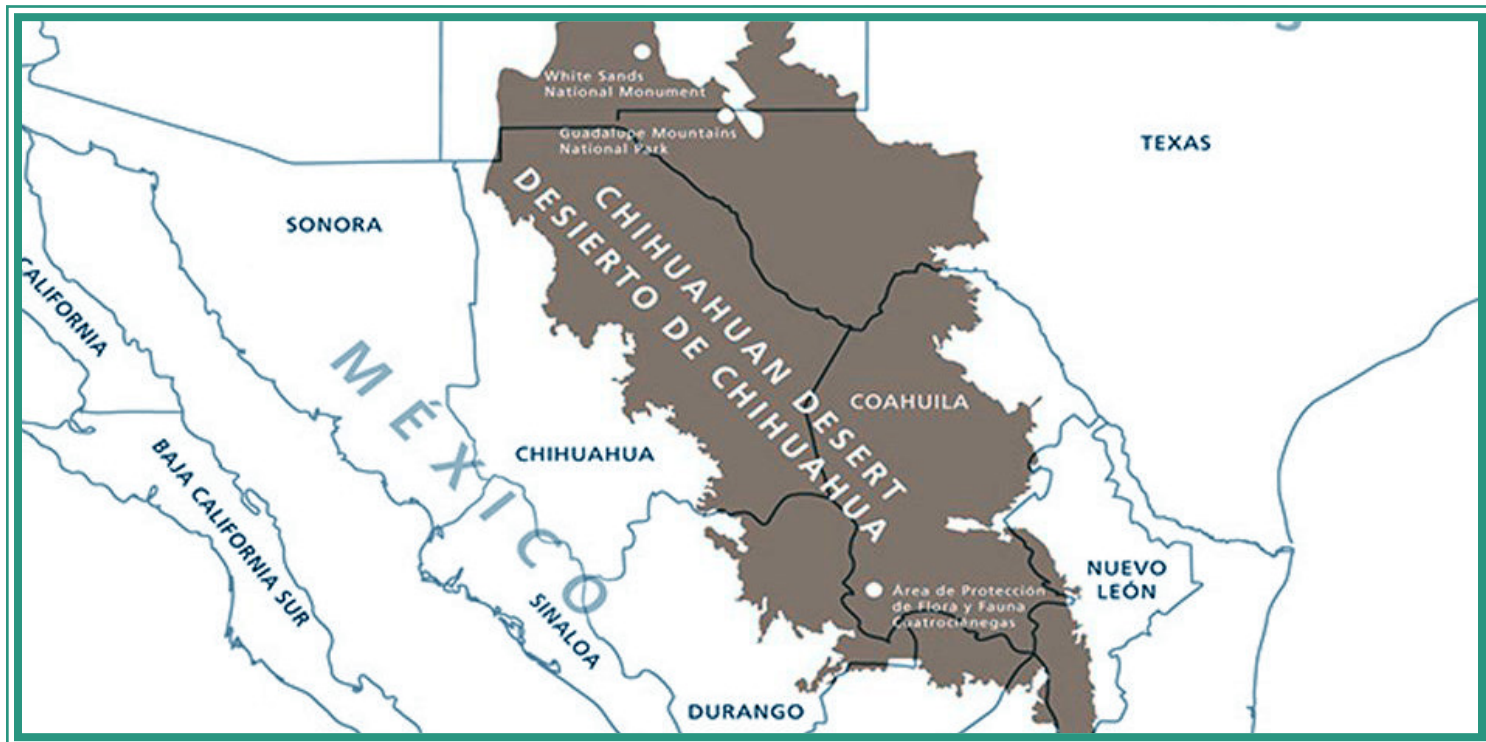
Second, adjust your irrigation system programming for longer, less frequent run times.

Bermuda creates a deeper root system that requires deep soakings, unlike Rye, which thrives on regular and shallow

watering. Vary your start times to avoid wasteful irrigation runoff while still achieving a thick deep soak. It is also a good idea to start off your growing Bermuda with a balanced fertilizer such as 21-7-14. This will help stimulate root development and provide nitrogen to aid in canopy growth.

Finally, if your winter Rye was planted especially thick, it may be a good idea to visit your local hardware shop and rent a tool called a dethatcher (or verti-cutter). Dethatchers work to lift out remaining dead Rye that has built up under the soil surface. This opens up space for water and sunlight to penetrate the soil and hit the emerging Bermuda. Otherwise, this thick Rye blocks the Bermuda, hindering development.

As we move into summer, we look forward to green, healthy, fully-transitioned Bermuda in your common areas. The methods outlined above will help you achieve the same result in your own yard. Here's to a green summer!



Our Desert, Our Home: Chihuahuan Imports

By Victoria Kauzlarich, *Volare*

Last month's column focused on the importance of growing native plants in your landscape and/or in pots. Planting the natives helps our desert ecosystem. Native plants support native species of insects, birds and mammals and vice versa. But sometimes, our own native species aren't enough.

Fortunately, other deserts and oftentimes other continents come to our rescue with THEIR native plants. Many of them do well here. These are the plants that are going to captivate us in the months ahead. We're about to explore the imports. You will recognize many of them - if not by name, at least by sight and you may already have a serious case of plant lust for some. Knowing their origin stories may help you appreciate them even more.

We're taking this column global. We'll highlight the unique geography of these plants' native lands and emphasize why these plants work here in the Sonoran. Along the way we'll alert you to some cautionary tales. For example, not all cacti like it hot. Some thrive in the cold. Others hate it. It seems weird on its face but once you know more about these plants' native habitat, it won't seem weird at all.

Let's begin (sort of) nearby - in the Chihuahuan Desert.

The Chihuahuan Desert Explained

As you can see from the banner map, the Chihuahuan Desert straddles the US and Mexico, taking up a chunk of west Texas and spilling north into New Mexico. Trapped between two mountain ranges - one in the west and the other in the east, this desert is

characterized by a single rainy season in the summer (monsoons) and colder winters. Many of the plant species are ideally suited to their mountainous locations, growing especially well at higher altitudes. That's good news for us because these plants tolerate winter cold without protection.

Sages (aka *Leucophyllum* Species)

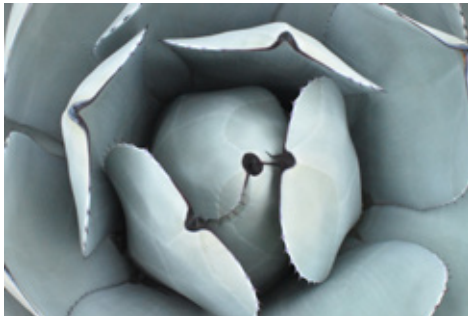
These are the shrubs that are show stoppers when they bloom and appear to do so randomly throughout the year. In some circles, these are known as 'barometer bushes' because they appear to forecast rain; they bloom at the first spike in humidity. So, their



Chihuahuan Sage



Queen Victoria Agave



Artichoke Agave



Red Yucca

bloom cycle isn't random, it's a response to a change in weather.

These plants are well-liked because they come in a wide variety of shapes, sizes and flower colors. I'm going to be a contrarian on this one. In my book, these require waaaay too much attention. These plants can get to be huge, often topping 6' x 6'. To keep them small, they need to be pruned often and most of them end up sheared. Cue the horror.

In my humble opinion, the **Chihuahuan Sage** is the best of this bunch. Why? It is smaller - at most about 4'h x 5'w and it grows more slowly than other sages.

Chihuahuan Sage have a more open, delicate shape than their brethren and only require pruning about once or twice a year.



15 Golden Barrels

Because of their more natural look, they associate especially well with cactus and agave and are a great accent plant.

Speaking of cactus and **Agave**, two local Agave favorites are Chihuahuan natives.

The ever-popular and extremely expensive **Queen Victoria** is one. These Agaves look like individual works of art. They're drop-dead gorgeous. The reason they're so expensive is because they don't pup (produce off-shoots from the plant's base) AND they're extremely slow growers. If you have just a small spot that demands attention, this is your plant.

The **Artichoke Agave** takes a run in the opposite direction. It pups freely. So freely in fact that, once an Artichoke gets started, it creates its own mini-landscape. Artichokes produce pups that send underground runners far enough away from the plant that when they come to the surface each has their own space to grow. Nothing crowded about this, until all of them get big but these are slow growers, too, so any maintenance is years into the future.

A Chihuahuan Desert star and local favorite is the **Red Yucca**. These full, grassy plants can be found throughout Grayhawk. They bloom beginning March

and go all the way to June. Their tall stalks sport flowers that are deep pink on the outside and yellow on the inside. These low maintenance plants are great around pools and patios and are the perfect companion to succulents and cacti. They are especially striking when massed. Hummingbirds love them.

The last plant on our list of familiar favorites is the **Golden Barrel** cactus. Yes, they hail from the Chihuahuan Desert and are incredibly versatile because of their size and because of their pop of year-round color.

Golden Barrels can get up to a whopping 3' in diameter. They can be used singly, in pairs or triplets and they are wonderful massed like you see here. This collection is especially effective because of its apparent random placement and different sized barrels.

What happens when these get big and begin to crowd one another? You just move 'em. There's always a spot in your landscape (or in a pot) for another Golden Barrel, isn't there?

Yeah, I thought so.

SOLICITORS IN YOUR COMMUNITY

Solicitors can be a nuisance, and it is not unusual for the Grayhawk Community Association management team to receive phone calls regarding solicitors in the community. Community patrol can always make contact with solicitors, but they cannot always ask them to leave, as the City of Scottsdale does allow solicitors under certain circumstances.

The City of Scottsdale classifies two types of solicitors:

- #1 – People who are actually selling something or collecting money for a charitable foundation**
- #2 – People who are handing out handbills (advertisements) or leaving them at doors**

The first type of solicitor is required to have a permit to go door to door from the City of Scottsdale and must display it or at least have it readily available upon request. Those solicitors, traveling from business to business or house to house attempting to take orders for sale of goods or future delivery of services, are required to pay a \$10 per day licensing fee as well as provide a fingerprint and background check. Application must be made 30 days prior to the event or solicitation. They are allowed to work between the hours of 9 a.m. and 9 p.m.

Residents can still call Scottsdale PD and they will respond since they can take enforcement action if the subject doesn't have a permit from the city. But if the solicitor has the proper permitting

and is working within the time parameters, and not going to houses that have the signage prohibiting solicitation, than they are able to do so without restriction from the police.

The second type of solicitor does not need a permit. The distribution of printed materials including handbills, fliers and door hangers to a residential property in the City of Scottsdale is regulated under the City of Scottsdale's Revised Code (Chapter 19, Sec. 9). While these types of printed materials are allowed, it is a violation to deliver these types of printed materials to a resident who has announced that they do not wish to receive them.

Scottsdale PD cannot trespass individuals from public property, which the non-gated portion of Grayhawk would be. Even the "no soliciting" signs that the GCA has placed throughout the community won't preclude someone from going into the neighborhood to do so. However, if individual homeowners have the no soliciting signs posted on their house, then that would prohibit the solicitors from going to those individual homes.

Here are three easy steps of the Residential Handbills Program a resident can take to legally notify a handbill distributor that no printed material is to be placed on the resident's premises.

Announcing

The citizen must announce that he/she does not wish to receive handbills. This can be achieved through signage posted in a conspicuous place near the entrance of the residential property.

SAMPLE SIGNAGE:

NO

- Handbills
- Advertisements
- Unsolicited written materials
- Peddlers
- Solicitors

Scottsdale Revised Code Section 19-9

Notifying

If handbill distribution continues after Step 1, the citizen may then notify the Handbills Program Coordinator of the violation and provide copies of the offending handbills.

Notification of Violation

The Handbills Program Coordinator will then contact the offending advertising, marketing or distribution company(s) in question, to notify them of the violation(s) as well as direct them to respect the citizen's request by not leaving any further advertising material at that address.

If you'd like more information about solicitors in Scottsdale, visit the City of Scottsdale website at www.scottsdaleaz.gov and search "Solicitors".



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LightingAZ.com
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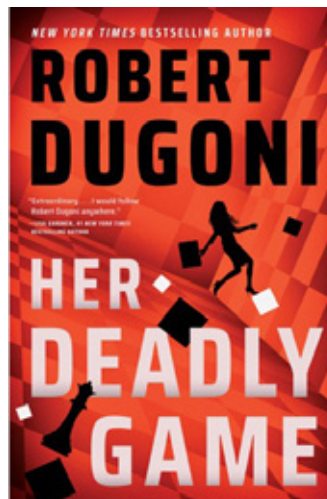
Reading Corner

By Stephanie Elliot

Are you looking for a new book or author to add to your list of favorites, but don't have a lot of time to sift through bookstore shelves or scroll through Amazon books? As an avid reader, I can help you by delivering some great options right to you through the Grayhawk Flight! This month, I've got stories that feature chess prodigies and lawyers, runway models, mothers and daughters and more! Take a look at these book summaries and maybe you'll find your next favorite book.

HER DEADLY GAME by Robert Dugoni

Love a good courtroom drama? Former lawyer Robert Dugoni is back with the launch of this new legal thriller series in *Her Deadly Game*. Prosecutor and former chess prodigy Keera Duggan returns home to work with her father in his crumbling criminal defense law firm where she takes on her first homicide case. To add stress to the situation, the opposing counsel is Keera's former lover. The case heats up when shocking information is revealed, and Keera must decide where her duty lies – to her client, her family's legacy, or her very own future.



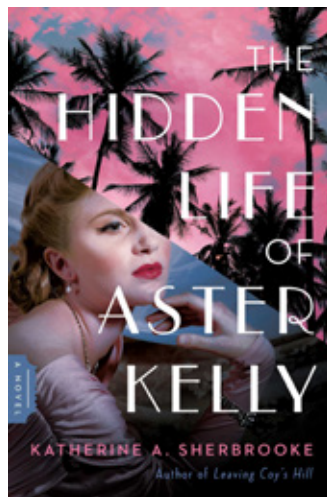
FIVE FIRST CHANCES by Sarah Jost

If you're a fan of time-bending love stories, put *Five First Chances* on your list of books to read. When the man Lou is in love with announces his engagement to someone else, she slips back into time two years previous where every move she makes is a chance to fix her past mistakes. As she makes new choices, she'll discover that maybe what she thought was the wrong path was actually the path to lead her to where she was meant to be all along.



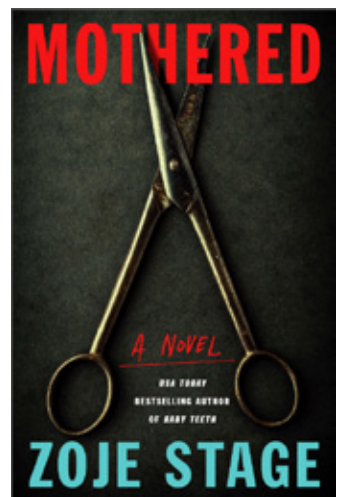
THE HIDDEN LIFE OF ASTER KELLY by Katherine A. Sherbrooke

Inspired by the author's own mother's experiences in 1940s Hollywood as a runway model, *The Hidden Life of Aster Kelly* has all the glitz, glamour and mystery you could want in a book. Aster Kelly leaves New York for Hollywood where one decision made to protect those she loves has daring consequences. Told in two timelines, readers of contemporary and historical fiction will adore this story of true love and chosen family.



MOTHERED by Zoje Stage

Psychological thriller fans get ready for *Mothered* by Zoje Stage. We can all now say we've gotten through a pandemic, hopefully unscathed. This is not the case for Grace and her newly widowed mother. To save on expenses, Grace's mother, Jackie, moves in with her, despite the two never having a good relationship. But now that they are stuck at home together during a pandemic, maybe they'll have the opportunity to bond? Or maybe not. Maybe living with Mother isn't for everyone. Sleep deprivation mixed with Mother's accusations may just send Grace spiraling downward.



BIO: Stephanie Elliot is the author of the young adult novel *Sad Perfect*. As a writer, editor and reader, she is passionate about elevating authors and sharing great books. She has three adult children and lives in Grayhawk with her husband. For more info, visit www.stephanieelliot.com or follow her on Instagram @stephanie.elliot where she posts pics of lattes, sunsets, foster kittens, and books!



HEALTHY EATS

Tasty and healthy cuisine to nourish your body and soul

By Tina Uphoff, Grayhawk resident, Certified Fitness Trainer, Health Coach & Yoga Teacher

This month I am sharing my **Crunchy Thai Quinoa Salad** recipe. This is great as a side dish or main salad. To be

honest, it is a bit more time-consuming to make; however, it is worth the effort. My family loves it and I often double the recipe to have extra for leftovers.

For those of you who are not familiar with quinoa (pronounced “keen-wah”), it’s a type of edible seed that comes in many colors including black, red, yellow, and white. It has a nutty flavor and is a good alternative to pasta or rice. Please keep in mind that if you are watching your carbohydrates (carbs) to manage your blood sugar or to lose/maintain weight, quinoa is equivalent to pasta with 59 grams of carbs per ½ cup serving. I have to be very diligent in managing my carb intake from both a blood sugar and weight management perspective as the two really go hand-in-hand. Therefore, I limit my portions as well as add healthy fats and protein to balance my overall macronutrients (protein/carbs/fats). This is a much more in-depth discussion beyond this article.



Quinoa is easy to prepare. It can be made over the stove or steamed. I steam it as I do not need to watch it on the stove. I’m a big advocate of streamlining food preparation, as like most people, I do not have a lot of time to spare in my schedule. Therefore, I make a large batch of quinoa and then freeze in 1-cup servings so I can pull it out as needed.

If you have not tried quinoa, I suggest you give it a go. It is sold in grocery stores, Costco, Target, and Trader Joe’s to name a few sources. Also, I hope you give this recipe a try!

Feel free to contact me at: tina@tinahealthcoach.com or my cell (612.720.3596).

Crunchy Thai Quinoa Salad

Makes 2-3 servings

INGREDIENTS:

Salad

- ¾ cup uncooked quinoa
- 1 ½ cups water (to cook the quinoa)
- 2 cups shredded purple cabbage
- 1 cup grated carrot
- 1 cup thinly sliced snow peas
- ½ cup chopped cilantro
- ¼ cup thinly sliced green onion
- ¼ cup toasted slivered almonds

Sauce

- ¼ cup smooth almond butter
- 3 tbsp. coconut aminos (in store by soy sauce)
- 1 tbsp. apple cider vinegar
- 1 tsp. toasted sesame oil
- 1 tsp. grated fresh ginger (or dry spice)
- ½ lime, juiced
- Pinch of red pepper flakes

INSTRUCTIONS:

1. Make quinoa according to the package. This can be made in advance and put in the refrigerator if desired.
2. Make Sauce:
 - a. Whisk together the almond butter and coconut aminos until smooth.
 - b. Add the remaining ingredients and whisk until smooth.
 - c. If the mixture seems too thick to toss into the salad, whisk in a bit of water to loosen it up.
3. Make Salad:
 - a. In a large serving bowl, combine the cooked quinoa, shredded cabbage, carrot, snow peas, cilantro and green onion.
 - b. Toss to combine, then pour in the sauce. Toss again until everything is lightly coated in sauce.
 - c. Add salt to taste.
 - d. Divide into individual bowls and garnish with slivered almonds.

TIP: This salad keeps well, covered and refrigerated, for about 4 days. If you don’t want your toasted almonds to get soggy, store them separately from the rest and garnish just before serving.

Plant It Forward

The Grayhawk Landscape Committee works alongside DLC Resources, the community landscape vendor, to envision and manage the common area landscaping. Over the past two years they have come up against a number of challenges, including but not limited to rising plant cost and supply chain issues, making common area landscaping improvements difficult.

Not knowing when these challenges may subside, the committee members and DLC representatives put their heads together and came up with a plan to replace and add plant life, all while engaging YOU- the Grayhawk resident. The program is called Plant It Forward, and it could potentially offer some huge benefits to the Association.



The idea is simple: Grayhawk homeowners can propagate plants in their own yards and donate them to the Association for DLC to use throughout the community during the spring planting season. Agave, prickly pear cactus, fire stick...all examples of desert plants that an owner can easily remove pieces of to be grown throughout the community!

This month, DLC will set up donation stations throughout Grayhawk where you can drop off your plants. From there, DLC will identify areas in need of additional plant life and, viola! Free, accessible desert landscaping for your community. Donations can be dropped off in a box Wednesday, April 25 and Thursday, April 26 by 1 p.m. at any of the following locations.

- **Monterey Park Tot Lot**
E. Whistling Wind Way and N. 74th Way
- **Windsong Mailbox**
E. White Tail Way and N. 76th Way
- **Peregrine Pool (for Retreat Village residents only)**
E. Angel Spirit Way and N. 82nd Way
- **Los Vientos Pool (for Retreat Village residents only)**
E. Windwood Ln. and N. 81st Pl.

If you aren't sure how to go about propagating a plant, you're in luck! Landscape Committee Chairperson Arlene Smith and resident plant guru Victoria Kauzlarich (author of "Our Desert, Our Home" each month in The Grayhawk Flight) created a "how to" video walking viewers through the easy steps of propagating various desert plants. To view the video, simply visit the Grayhawk YouTube channel at [YouTube.com/AZGrayhawk](https://www.youtube.com/AZGrayhawk).

The Landscape Committee and DLC Resources hope that this program will grow year after year and that every spring, residents will get outside to enjoy the warm March sun on their face as they Plant It Forward.

If you aren't sure what type of plants you can donate, or have any other questions about this program, feel free to call the GCA Office at 480-563-9708.

Important Contact Numbers

Grayhawk Onsite Office	480-563-9708
Capital Consultants Management Corp.	480-921-7500
Grayhawk Community Patrol	480-502-5078
Talon Guardhouse	480-502-7685
Raptor Guardhouse	480-502-5078
After Hours Answering Service	602-234-9288

UTILITIES

Southwest Gas	877-860-6020
City of Scottsdale Water	480-312-5650
City of Scottsdale Solid Waste	480-312-5600
APS	602-371-7171
Street Light Repair (SA/ ID prefix on pole)	602-371-7171

CITY OF SCOTTSDALE

Non-Emergency Police Department	480-312-5000
Fire Department Main Phone	480-312-8000
Police or Fire Emergency	911

Parks and Recreation	480-312-2771
Street Light Repair (SS prefix on pole)	480-312-5483

SCHOOLS

Grayhawk Elementary School	602-449-6600
Mountain Trail Middle School	602-449-4600
Pinnacle High School	602-449-4000
El Dorado Private School	480-502-6878

LIBRARIES

Appaloosa	480-312-7557
Arabian	480-312-6250
Mustang	480-312-6050
Grayhawk Golf Club	480-502-1800
Boys and Girls Club, Thunderbirds	480-538-9547
Motor Vehicle Division	602-255-0072
Poison Control	602-253-3334
US Post Office, Kachina Branch	480-513-2935
Southwest Wildlife	480-471-9109

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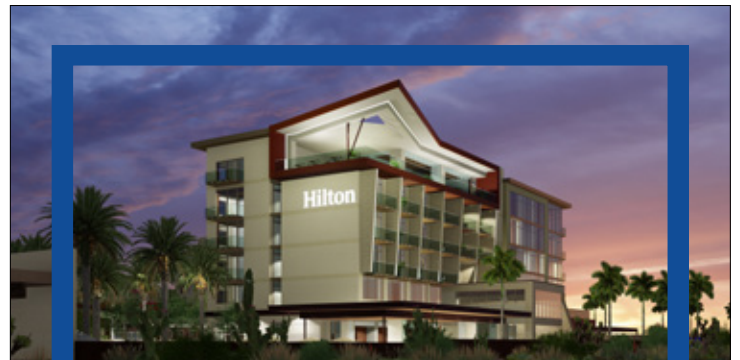
2 locations in Scottsdale to serve you:

Pinnacle Peak and Pima Rd.
480-515-5223
jeremymueller.com

Chauncey Lane and Scottsdale Rd.
602-388-8382
northscottsdaleinsurance.com



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