

# Grayhawk Flight

A smiling woman with long brown hair tied back, wearing a light blue V-neck shirt and gray shorts, is hiking on a rocky trail. She has an orange backpack and is holding a trekking pole. In the background, another hiker in a green shirt and dark shorts is visible, slightly out of focus. The terrain is rocky and reddish-brown.

January 2018

## Inside:

*Your CC&R Amendment  
Questions Answered*

*Resolutions: Grayhawk Style*



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# Features



**17** Resolutions

**25** Landscaping

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## Grayhawk Community Association

Professionally managed by



CCMC  
7940 E. Thompson Peak Pkwy.  
Suite 102  
Scottsdale, AZ 85255  
www.grayhawkcommunity.org

Phone  
(480) 563-9708

RSVP  
(480) 563-9839

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



**Michael Fee**  
Community Manager  
mfee@ccmcnet.com



**Stacey Harvey**  
Assistant  
Community Manager  
sharvey@ccmcnet.com



**Jenn Sheets**  
Director of Communications  
jsheets@ccmcnet.com



**Sarah Van Duyne**  
Lifestyle Director  
svanduyne@ccmcnet.com



**Dana Gonzalez**  
Administrative Coordinator  
dgonzalez@ccmcnet.com



**Richard Dearo**  
Maintenance Supervisor  
rdearo@ccmcnet.com



**Anthony Day**  
Maintenance Assistant  
aday@ccmcnet.com

**On the Cover**  
Hiking in AZ

# Manager's Corner



You may be aware that recently the Grayhawk Community Association (GCA) Board of Directors has been discussing and contemplating purchasing a building in the Offices at Grayhawk office complex where the GCA office is currently located to be used as a new GCA office. The building

located at 7910 E. Thompson Peak Parkway is currently for sale and would provide approximately 2,500 more square feet than the current GCA office.

The reason the GCA Board of Directors is considering purchasing a building for the GCA office rather than continuing to lease office space as the association currently does is a simple one – it makes good financial sense. Since Article 9.2 of the Declaration of CC&Rs for Grayhawk states that the Declaration may only be terminated with the affirmative vote of 90% of the homeowners, it looks like the GCA is going to be around for awhile. The GCA Board of Directors has discussed purchasing a building rather than leasing space in the past, but at the time the GCA did not have the funding to purchase a building like it does now and the Grayhawk Bylaws make getting a loan to purchase a building virtually impossible. The GCA currently pays over \$180,000 per year to lease its current office space and a conservative estimate for the return on investment to purchase a building is approximately 15-20 years so continuing to lease office space may not be the most fiscally prudent thing to do.

Please know that the GCA Board of Directors is doing their due diligence regarding this issue and as the stewards of the homeowners money, they have completed considerable analysis on purchase price, tenant improvements, future costs in owning a building, and any potential legal ramifications in owning a building for the GCA office. The GCA Board of Directors will be discussing this issue further at the January 8 GCA Board meeting being held at 5:30 p.m. in the GCA office if you would like to know more information on this matter.

On another topic, at the March 20, 2018, Grayhawk Community Association (GCA) and Retreat Village Association (RVA) Annual Meetings, you as homeowners

in Grayhawk will elect three GCA Board members and, if you live in the Retreat Village, two RVA Board members to serve your community for the following two years.

During the past several years, the association has made a strong effort to get greater community involvement in the election process and improve attendance at the Annual Meeting. Our efforts have proved to be successful, resulting in an increase of over 20% in homeowner ballots submitted in the past three elections, but we know we can do better. We would like to thank all of you for your participation in past Board of Director elections.

In a community the size of Grayhawk, we know that there is a wealth of talented homeowners who would make excellent Board members and we are encouraging you to seriously consider serving your community by becoming a candidate for election to either the GCA or RVA Board of Directors. This month you will be mailed information regarding the Annual Meeting and how to become a candidate for election to either of these Boards.

Finally, you should have already received a ballot via email or text message for a proposed amendment to the Grayhawk Community Association CC&Rs requesting your vote to prohibit homeowners from leasing their property for less than 30 days. To amend the Grayhawk CC&Rs, the affirmative vote of 67% of the 3,784 homeowners is required, which amounts to 2,536 "Yes" votes to pass the proposed amendment. To date we have over 1,600 affirmative votes and approximately 85% of the votes we have received are in favor of the CC&R amendment. However, almost half of the homeowners have not voted yet and, as you can see, the GCA still has a long way to go to pass this amendment. This is a very important issue for the community. If you have not yet voted, or don't know if you received the information and ballot for voting, please contact the GCA office at 480-563-9708 or email Dana Gonzalez at [dgonzalez@ccmcnet.com](mailto:dgonzalez@ccmcnet.com) for further information.

We'll talk again soon.

*Michael Fee*

Grayhawk Community Manager

## 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 – JANUARY 2018

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

### Grayhawk Board of Directors

Mon., Jan. 8 at 5:30 p.m. in the Talon Room,  
GCA office.  
Grayhawk\_board@grayhawkcommunity.org

### Grayhawk Board of Directors Executive Session Meeting

The Board of Directors will be meeting in  
Executive Session pursuant to A.R.S. Section  
33-1804 (A)(3) at 5:00 p.m. in the GCA office.

### Retreat Village Board of Directors

Mon., Jan. 8 following GCA meeting in the  
Talon Room, GCA office.  
Retreat\_board@grayhawkcommunity.org

### Retreat Village Board of Directors Executive Session Meeting

The Board of Directors will be meeting in  
Executive Session pursuant to A.R.S. Section  
33-1804 (A)(3) at 5:00 p.m. in the GCA office.

## COMMITTEE MEETINGS

### Communications Committee

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

### Event Planning Committee

Call Sarah Van Duyne at 480-563-9708 for  
more information.

### Landscape Committee

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

### Operational Review Committee

Next meeting scheduled on Mon., January 22 at  
3:30 pm in the GCA office. Call Stacey Harvey  
at 480-563-9708 for more information.

### Architectural Review Committee

Tues., Jan. 16 at 4:30 p.m. at the GCA office.

## OTHER ASSOCIATIONS

### Avian Condominium Association Board Meeting

Tues., Jan. 16 at 6 p.m. in the Raptor  
Room, GCA office. Call Associated Property  
Management 480-941-1077 for details.

### Cachet at Grayhawk Condominium Association Board Meeting

Wed., Jan. 17 at 6 p.m. in the Cachet  
Clubhouse. Call FirstService Residential at  
480-551-4300 for details.

### Crown Point Board Meeting

Call Stacey Harvey at 480-563-9708  
for details.

### Edge Condominium Association Board Meeting

Visit [www.theedgegrayhawk.com](http://www.theedgegrayhawk.com) or call  
480-584-4647 for details.

### Encore Condominium Association Board Meeting

Wed., Jan. 17 at 6:30 p.m. in the Encore  
Clubhouse. Call Ogden and Company at  
480-396-4567 for details.

### Tesoro Condominium Association Board Meeting

Mon., Jan. 22 at 6 p.m. in the Tesoro  
Clubhouse. Call Kinney Management at  
480-820-3451 for details.

### Venu Condominium Association Board Meeting

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

### Village at Grayhawk Condominium Association Board Meeting

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

### Vintage Condominium Association Board Meeting

Mon., Jan. 8 at 10 a.m. in the Talon Room,  
GCA office. Call Associated Property  
Management at 480-941-1077 for details.



### Grayhawk Community Association Board Members

Linda Shaw  
President

Paul Alessio  
Vice President

Jeanette Griswold  
Treasurer

David Van Omen  
Secretary

Margo Bellock  
Director

Robert Mann  
Director

Martha Troy  
Director

### Retreat Village Association Board Members

Arlene Smith  
President

Ira Mallin  
Vice President

Patrick Thompson  
Treasurer

Mitchell Cooper  
Secretary

Alan Fernandez  
Director

## 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 – December 4, 2017

A Tesoro Resident has a concern that was out of Grayhawk Community Association jurisdiction. Michael Fee said the he would try to reach out to Kinney Management for the resident.

An Avante resident asked when the guardhouses were going to be painted. Michael Fee noted that they had been painted that day.

### Development Committee

David Van Omen reported that the new Honor Healthcare facility going into the old Bashas' location at the Grayhawk Plaza is still construction.

### Operational Review Committee

Martha Troy reported that the committee had discussed forming a Realtor transponder program similar to those at other communities, including DC Ranch. Many committee members expressed concern over safety. It was noted that an agent recently dropped her kids off at a Retreat pool while showing a house.

The committee will be reviewing functionality at the guardhouse and sending suggestions to a future Architectural Review Committee.

The committee has been looking at vandalism issues throughout the community. Martha Troy and Jennifer Sheets recently met with the principal at Grayhawk Elementary School to talk about lighting options at the school park. Mrs. Pavlik stated that the school had been looking into cameras and she would reach out to the district regarding lighting options.

The committee reviewed their charter to ensure they were staying on task. Members decided to do another review of the Emergency Preparedness Plan and a drill with Trident staff members.

### Landscape Committee

Arlene Smith reported that the committee had met on November 28. Jim Carter with DLC Resources did a power point demonstrating winter renovations, replacement trees planted, RVA median and pool plantings, a 3' cutback in the Monterey Retreat neighborhood, and the three water main breaks along Thompson Peak Parkway near the hospital, Thompson Peak Parkway at 76th

Street and along Grayhawk Drive as well as a repair of a pressure valve at Grayhawk Drive.

Richard Dearo recently completed an analysis of the benches throughout the community in order to determine how many needed to be replaced. Four benches are currently being replaced and more will likely be replaced in the future.

The monument planting project has been put on hold due to the monument project underway with the Architectural Review Committee.

Committee member Victoria Kaulzarich suggested that DLC Resources plant milkweed in order to attract monarch butterflies on their migration.

The committee recommended an erosion repair at the southwest corner of the Pinnacle neighborhood near Grayhawk Drive and 74th Street.

A motion was made and approved to accept the DLC Resources proposal for the Pinnacle erosion repair project and fund the \$2,295.00 cost through the GCA operating budget.

### Community Enhancement Committee

Bob Mann reported that the committee did not meet.

### Event Planning Committee

Sarah Van Duyne reported that the committee would not be meeting in December. The Books for Kids program adopted by the GCA book clubs was well received. The Volunteer Booster Program is going well and encouraging residents to be a part of their community.

Upcoming events include the Santa Party, Holiday Hayrides, and Holiday Concert.

### Communications Committee

Jennifer Sheets reported that the committee met to discuss a possible joint meeting with the Event Planning Committee regarding charitable giving and community service.

The committee also reviewed the CC&R amendment vote, 2018 Annual Meeting and website upgrades.

### Architectural Review Committee

Paul Alessio reported that at the November 22 meeting, the committee reviewed the pre-application process for staff approval from the City of Scottsdale for the monument sign renovation project. Considerable documentation including photo simulations, a site photo package, the Master Environmental Design Concept Plan information, and owner authorization letter will be necessary for this project.

The committee made a recommendation to the Board of Directors to accept a consulting agreement submitted by ARC member Roger Tornow of Tornow Design Associates.

A motion was made and approved to accept the consulting agreement submitted by Tornow Design Associates for \$2,000 to be funded through the Community Enhancement Fund.

\$55

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### Budget/Finance Committee

Jeanette Griswold reported that the committee did not meet.

### Executive Committee

Linda Shaw reported that she and Mike had recently hosted another Condominium Board Presidents meeting. All condominium presidents are aware that their 2018 Condominium Community Enhancement Program submittals must be submitted by February 1.

They had also discussed the CC&R amendment vote, pest control contractors, floodplain issues, and assessment increases for 2018. Condo assessments are now anywhere from \$250 to \$320 per month.

The Board continued to discuss the possible purchase of 7910 E. Thompson Peak Parkway. Linda stated that representatives of the Board of Directors and management staff had recently met with Jim Keeley, owner of the current GCA office building to see what the possibility of purchasing the current building would be. The 7910 building is 8,000 square feet and currently listed for \$1,935,000. Mr. Keeley would be willing to sell the 6,700 square foot 7940 building after the current lease expires in 2020 for \$2,100,000.

Board members discussed a cost analysis worksheet presented by Jeanette Griswold at length. Most agreed that purchasing a building made long-term financial sense. However, the GCA cannot take out a loan and would have to use Community Enhancement Fund money for a purchase. Many board members felt that depleting the funds at this time may not make sense. It was suggested that Board members continue to review the advantages and disadvantages of all three options (continue to rent, purchase 7910 and purchase 7940) prior to making any decisions.

Jeanette Griswold, Paul Alessio and David Van Omen were appointed to a sub-committee and tasked with recommending a commercial realtor to possibly represent the GCA in the event that the Board agrees to pursue purchasing the building located at 7910 E. Thompson Peak Parkway, and to further review this issue and make any other recommendations regarding the GCA office.

Linda Shaw suggested that in the essence of time, the Board of Directors table the Strategic Goals Action Plan until the January meeting. The Board agreed to table this discussion.

### Treasurer's Report

Jeanette Griswold reported that the GCA is currently \$47,000 favorable to the budget. The Community Enhancement Fund took in \$66,120 in October.

### Management Report

Michael Fee reported that there had been a few issues with holiday lights but he was working closely with the contractor to get them corrected.

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The Grayhawk Party Trailer has been an amenity for residents for many years. For just a \$25 rental fee (\$200 refundable deposit), residents are able to rent the trailer for use at their personal parties and events.

**For more information, contact  
Lifestyle Director Sarah Van Duyne at  
svanduyne@ccmcnet.com  
or 480-563-9708.**







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## City of Scottsdale 2018 Brush Pickup Schedule

Scottsdale Solid Waste provides monthly brush and bulk collection for residents who pay for residential collection services. This service provides an easy and convenient way for you to dispose of items too big to fit in your curbside container.

To get the most out of this service, please put out the right stuff, at the right time in the right way.

### THE RIGHT STUFF

Brush & bulk collection is for things like yard waste, furniture, mattresses and other large items. Please do not put out tires, paint, paint thinners, strippers, pesticides, batteries, motor oils, chlorine or pool acid for bulk collection. Dispose of these at our Household Hazardous Waste drop-off events.

Please do not put out trash, construction or remodeling debris, sheet glass, windows or mirrors. Residents are responsible for debris like this – when you're remodeling, make sure your contractor hauls this stuff away.

Schedule your trimmings and cleanup projects to coincide with the brush removal schedule, so we can remove your material from the curb or alley in a timely manner. Your neighbors will appreciate it!

### THE RIGHT TIME

Have your brush and bulk out for collection by 5 a.m. the Monday of the week your area is scheduled. Please do not place brush or bulk items out for collection more than one week prior to the Monday of the week your area is scheduled.

### THE RIGHT WAY

Remember that each homeowner is responsible for the manner in which material is placed out for collection, whether or not you hire someone else to do the work. Please stack items neatly, parallel to the street on your front property line, where your trash collection typically takes place. The pile should not exceed 10 feet long by 6 feet wide by 4 feet tall.

Collection crews can only spend 20 minutes per residence, and anything in excess they have to leave behind must be removed from the curb until the next collection.

### PREPARE ITEMS FOR COLLECTION

- Cut tree limbs into 6-foot segments and stacked neatly so that all cut ends point in the same direction. Tree limbs and other objects must be less than 12 inches in diameter.
- Wood panels and wood fencing must be no larger than 5 feet square.
- Keep glass separate from other items, in small, sturdy cardboard boxes and clearly labeled. Boxes should be 2'x2'x2' or smaller.
- Place yard clippings (grass, leaves, palm tree skins and bark) in plastic bags. Bags must be securely tied.

- Place cacti in sturdy closed boxes with lids. Boxes should be 2'x2'x2' or smaller.
- Refrigerators must have the doors, hinges, lids and latches removed and have the refrigerant removed by a licensed technician (per Arizona Revised Statutes 36-1651)
- Crews will only remove large debris. The equipment we use often leaves behind small debris, which is the homeowner's responsibility to cleanup
- Do not place bulk trash on or within four feet of city-owned containers or bins, water meters, cable boxes, fire hydrants, block walls or other fixed objects.

**The schedule for Grayhawk (in Area 4) can be found below:**

<b>January 22</b>	<b>May 14</b>	<b>September 24</b>
<b>February 19</b>	<b>June 18</b>	<b>October 22</b>
<b>March 19</b>	<b>July 16</b>	<b>November 26</b>
<b>April 16</b>	<b>August 20</b>	<b>December 24</b>

Also, remember that regular trash containers are picked up on Mondays and recycling containers are picked up on Thursdays. Please have your cans out no earlier than dusk the day prior to pickup and no later than dusk the day of pickup. For more information on trash, recycle or brush pickup, visit [www.ScottsdaleAZ.gov/recycle](http://www.ScottsdaleAZ.gov/recycle).





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0-18	\$225	\$216	\$206	\$196	\$185	\$137
19-29	\$230	\$220	\$209	\$199	\$189	\$139
30-39	\$277	\$262	\$247	\$232	\$219	\$162
40-49	\$352	\$331	\$309	\$288	\$266	\$202
50-59	\$459	\$428	\$397	\$366	\$334	\$256
60-64	\$508	\$473	\$437	\$402	\$365	\$281

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## Creative Writing Class

**Thurs., Jan. 18 from 6 to 8 pm**

**GCA Office, Talon Room, 7940 E. Thompson Peak Pkwy.**

It is a New Year and an opportunity to try something New! Do you enjoy writing poetry, fiction, personal essays, or even your annual family holiday letter? Are you a book lover and have always thought about writing? Join author Stephanie Elliot for a fun evening of writing and learning about the craft! This class is for any teens and adults who enjoy writing or have thought about writing. This is a fun, no-pressure introduction into getting your creative juices flowing! The class will touch upon dialogue, creating characters, writing poetry, and memoir. GCA is covering the cost, all you have to do is bring your pen, paper, and your imagination! We must have at least 8 people registered in order to hold this class. Please RSVP by January 17 to 480-563-9839 to reserve your spot!

## Painting with a Splash: Watercolor Workshop

**Mon., Jan. 22 from 9 am to 1 pm**

**GCA Office, Raptor Room, 7940 E. Thompson Peak Pkwy.**

Have fun, make new friends and become the artist you were meant to be! Join neighbors for this exciting new take on our usual painting classes. You will learn creative secrets in techniques and texture while using watercolor. Beginners or advanced painters are welcome. No need to feel intimidated, instructor Lisa Fitzgibbons will guide you with step-by-step instructions and plenty of personal attention. Cost is \$50 and will include light snacks, refreshments, and supplies. RSVP to 480-563-9839 and pay in the GCA office with cash or check by January 19. Stay tuned for a “Fractured Flower Painting” workshop in March as well!



## Grayhawk Single Sippers Club

**Wed., Jan. 24 at 5 p.m.**

**Pure Sushi, 20567 N Hayden Rd.**

If you are a single looking for casual conversation, a friend, or just to meet some other singles in your neighborhood, then this event is for you! Come grab yourself a light bite to eat and a drink all while meeting some new people. This is a great way to broaden your circle of friends and to try something new for the New Year! Our reservation starts at 5pm, you are welcome to join a little later if you cannot be there by 5pm. We must give the restaurant our final count of attendees by January 22nd, please RSVP by that date to 480-563-9839.

## Living Trust Seminar

**Mon., January 24 from 10 to 11 am**

**GCA Office, Talon Room, 7940 E. Thompson Peak Pkwy.**

**FREE LIVING TRUST SEMINAR: LEARN ABOUT THE LATEST STRATEGIES TO PROTECT YOUR ESTATE.**

Affordable and Comprehensive Estate Planning Solutions. Planning Is Essential – Do You Have A Plan? Have you considered what would happen to your loved ones in the event of your disability or death? Learn why a Will is not enough. Why many people with Living Trusts will end up in probate. Learn how to avoid it. A good estate plan coordinates what happens to your home, savings, investments, business and retirement accounts. Come learn how to put a plan into action to help protect your legacy, your family and your future. Guests will have an opportunity for questions after the seminar with Attorney Richard M. Dwornik. Presented by Dwornik Law. RSVP by Jan. 19 to 480-563-9839 to reserve your seat!

## Ladies Bunco

**Tues., Jan. 30 at 6 p.m.**

**Raptor Room, GCA office, 7940 E. Thompson Peak Pkwy.**

Join neighbors for a night of food, drinks and Bunco! Never played before? Don't worry! It's an easy dice game- all you need to know is how to roll dice and count. We'll do a quick lesson before we get started. All you need to do is bring yourself, \$5 and an appetizer OR a bottle of wine to share. Your \$5 will go into the pot for cash prizes at the end of the night. It always fills up fast, RSVP to 480-563-9839 by Monday, January 29 and pre-pay your \$5 here at the GCA office to hold your spot.



## JANUARY 2018 HIKING CLUB

### PHOENIX SONORAN PRESERVE LOOP

**Sat., January 6 at 8 am**

Join the Hiking Club on Saturday, Jan 6th for a moderate hike from the Desert Vista Trailhead in North Phoenix. This 7-8 mile loop is ideal for intermediate hikers. Estimated hiking time is 3-3.5 hours. To learn more about this hike and/or RSVP, go to <http://www.meetup.com/Grayhawk-Hiking-Club/>. To participate, you must have joined the club online (if you have not already done so) and RSVP'd "YES" to this event. On the website, you can review many other upcoming hikes and email the organizers with questions.

### CONE MOUNTAIN LOOP

**Sat., Jan. 20, 2018 at 8 am**

Join the Hiking Club on Saturday, Jan 20th for an easy hike from the Browns Ranch Trailhead in the North McDowell Mt. Preserve. This 4 mile loop hike is ideal for beginning hikers. Estimated hiking time is approximately 1.5 hours. To learn more about this hike and/or RSVP, go to <http://www.meetup.com/Grayhawk-Hiking-Club/>. To participate, you must have joined the club online (if you have not already done so) and RSVP'd "YES" to this event. On the website, you can review many other upcoming hikes and email the organizers with questions.



## Tubac Festival of the Arts Day Trip

**Thurs., Feb. 8**

**Bus Departs from the old Bashas' at Grayhawk Plaza at 8 a.m.**

Spend the day visiting hundreds of visiting artists, crafters and musicians from around the country at the very popular Annual Tubac Festival of the Arts. Serious paintings share the streets with whimsical sculptures, jewelry and much more! You will find many fine restaurants along with a packed food court ranging from tacos to gyros. Grayhawk residents will depart at 8 a.m. from the old Bashas' at the Grayhawk Plaza. Please arrive 15 minutes prior to departure. Price is \$22 per person and includes water and snacks for the bus ride. RSVP to 480-563-9839 by February 5 to assure your spot. A bus waiver must be completed for this event and no refunds will be given.

### Daddy Daughter Dance

**Sat., February 24  
at 5:30 p.m.**

**GCA and RVA  
Annual Meeting  
March 20  
at 5:30 p.m.**

## SAVE THE DATE

**Easter Egg Hunt  
March 31 from  
9:30 a.m. to 12 p.m.**

### Community Garage Sale

**April 21  
at 7 a.m.**

**Family BBQ  
April 27  
at 5:30 p.m.**



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# January 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>SAVE THE DATE:</b> <b>Tubac Bus Trip</b> <b>Feb. 8</b>	<b>1</b>  <b>HAPPY NEW YEAR!</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>  Hiking Club 8 a.m. Phoenix Sonoran Preserve
<b>7</b>	<b>8</b> Vintage Board Mtg. 10 a.m. Talon Room  GCA and RVA Board Mtgs. 5:30 p.m. Talon Room	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>	<b>16</b> ARC Mtg. 4:30 p.m. GCA office  Avian Board Mtg. 6 p.m. Raptor Room	<b>17</b> Cachet Board Mtg. 6 p.m. Cachet Clubhouse  Encore Board Mtg. 6:30 p.m. Encore Clubhouse	<b>18</b> Creative Writing Class 6 p.m. Talon Room	<b>19</b>	<b>20</b>  Hiking Club 8 a.m. Cone Mountain Loop
<b>21</b>	<b>22</b> Water Color Workshop 9 a.m. Raptor Room  Tesoro Board Mtg. 6 p.m. Tesoro Clubhouse	<b>23</b>	<b>24</b> Living Trust Seminar 10 a.m. Talon Room  Single Sippers 5 p.m. Pure Sushi	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b> Bunco 6 p.m. Raptor Room	<b>31</b>	<b>WHO TO CALL</b> <b>ROVING PATROL (480) 502-7685</b> <b>GRAYHAWK ASSOCIATION (480) 563-9708</b> <b>SCOTTSDALE POLICE (480) 312-5000</b> <b>RSVP FOR GRAYHAWK (480) 563-9839</b>		

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WINTER CONCERT**

1/31



**ALISON BROWN  
QUARTET**

2/2



**THE FAB FAUX**

2/6



**PINK MARTINI**

2/8



**MICHAEL FEINSTEIN**

2/10



**THE DOO WOP  
PROJECT**

2/12



**AMERICAN BRASS  
QUINTET**

2/16



**LEE ANN WOMACK**

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**DOC SEVERINSEN**

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# Resolutions: Grayhawk Style



*Every year, millions of Americans make New Year's resolutions and, by February, about 80 percent of them have already failed. Why not skip inevitable failure and make resolutions that you can actually keep this year?*

*We can help you with many of the "typical" resolutions in 2018. Keep it local and make it easier to succeed with these Grayhawk resolutions:*

## GET HEALTHY

Typically the number one resolution across the board, getting healthy also seems to be one of the quickest to fail. This year skip the gym and take the trail! Grayhawk has over 31 miles of multi-use trails, great for biking, running or walking. The trails are also a great way to explore the community you live in and enjoy the great Arizona weather. Stop by the office for a map or visit the Resource Center on [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org).

Want a little more of a challenge? Join the Grayhawk Hiking Club and enjoy hitting local hiking trails with a great group of neighbors. The Hiking Club plans at least two hikes a month from October through April, and they make sure to incorporate something for everyone. Whether you're new to hiking and want something easy, or you've been hiking for years and consider yourself advanced, they have a hike for you! Visit <https://www.meetup.com/Grayhawk-Hiking-Club/> for more information.

## HELP OTHERS/GIVE BACK

If you love your community, then 2018 is a great year to give back right here in Grayhawk. There are events all year and we are always looking for volunteers. In 2017, the Event Planning Committee implemented the Volunteer Booster Club. Residents interested in regularly

volunteering at events can sign up with Lifestyle Director Sarah Van Duyne (480-563-9708 or [svanduyne@ccmcnet.com](mailto:svanduyne@ccmcnet.com)). She'll keep you on a list and reach out before events with available opportunities.

Grayhawk also participates in the City of Scottsdale Adopt-a-Road program. Twice a year, residents grab a trash bag and snazzy neon vest and help clean up a portion of Hayden Road north of Thompson Peak Parkway. This is a great way to keep your own neighborhood beautiful! Watch for information in the Grayhawk Flight and The Buzz email blast.

The Event Planning Committee is always creating new opportunities, so make sure to keep an eye out for more community service activities in 2018.

## GET FINANCES IN ORDER

Whether it's paying off debt or planning for retirement, many people make a resolution relating to their finances. Grayhawk often hosts classes and seminars on various aspects of finance and it's a great, most often free, way to learn from the best in the business.

We're kicking 2018 off right with the return of a very popular 2017 seminar. Make plans to join us on January 24 at 10 a.m. as Dwornik Law presents a Living Trust Seminar. This is a great way to kick the year off by learning how to put a plan

into action to help protect your legacy, your family and your future. Check page 12 for more information.

## LEARN SOMETHING NEW

Step outside the box this year and try something you've never done before but always wanted to. You might even find something on our calendar in 2018 that you've never considered, but end up trying and loving anyway. From yoga to flower arranging, we've got it all!

To get started, join us on January 18 and let your artistic juices flow in our Creative Writing Class with Grayhawk resident Stephanie Elliot. Check page 12 for more information.

If your resolution is simply to spend more quality time with family and friends, we've got you covered there too. Dads, bring your daughters to the February Daddy Daughter Dance for one-on-one time she'll never forget. Husbands, bring your wife to the Murder Mystery Dinner in February for a fun date night. And make sure to join us for our many annual events this year, including the Easter Egg Hunt and Family BBQ this spring. Grayhawk events are a great way to spend time with family and hang out with your neighbors.

**Happy 2018!**



## Great Desert Landscapes, Part I

By Victoria Kauzlarich, Volare

The makings of a great desert landscape begin with **thoughtfulness and mindfulness**.

In this, the first part of a three part series, we're going to focus on what makes a landscape great. All of us know a beautiful landscape when we see one. It delights the senses and has a definite "wow" factor. But, what are the pieces that make for such a great "whole"?

In this series, we're going to break down these pieces so that you can begin to better understand them. This will help you to ask the right questions of your landscape professional or, if you're game, apply them to your own landscapes. It doesn't matter if you have a little patch of ground or a large yard, the principles are the same. Only the scale is different.

### Thoughtfulness

The landscape of your dreams begins with thoughtfulness and mindfulness. Being thoughtful about your landscape involves seriously evaluating what works and what doesn't, what you love and what you're trying to accomplish. For example, do you want to attract pollinators (hummingbirds, butterflies and moths)? If so, this narrows your plant choice and lets you focus on those that will bring them to your property and keep them there.

Thoughtfulness also involves goal-setting. How do you want to interact with this space and what do you want to achieve? Will you be holding outdoor parties, curling up in the shade with a good book, relaxing by the pool or a fountain? In general, more time should be given to thinking about what you want to accomplish than the actual execution.

### Mindfulness is a Bit Trickier

Being mindful means carefully thinking about the fact that we're in a desert and that not all plants will grow here. It also involves paying attention to our evolving climate. As our summers grow ever-hotter, tropical and semi-tropical plants are going to increasingly struggle to survive. Yes, we can always give them more of our precious water, but we can't change the temperature or the humidity or the unrelenting sun on a series of 118 degree days.

This isn't overstatement or hyperbole. Plants like citrus trees, palm trees, lantana, boxwoods and oleander become stressed in our extreme desert conditions and the more they are stressed, the harder it is for them to survive. They will become more susceptible to insect infestations and disease. It is not a question of whether they will reach a tipping point; it is only a matter of when.

Being mindful of "our place in the world" will lead to a much more successful and stress-free landscape. It will cost you less in terms of resources and time and will continue to reward you with its beauty.



Just practicing thoughtfulness and mindfulness will take us into new and uncharted territory - like reflecting on ecosystems and watersheds, for instance.

### Your Property as an Ecosystem

If we think about ecosystems at all, we think of them as being large - covering many square miles - like the Sonoran Desert, for example. But an ecosystem is a biological community of interacting organisms and their physical environment - regardless of size.

Our properties are ecosystems, too. They are small to be sure, but within each one is biodiversity: plants, animals & insects. The more sustainable your landscape, the healthier the biodiversity. Planting native plants attracts a wide variety of native pollinators which promotes plant health and harmony.



### Reimagining a Watershed

If we extend our thinking about an ecosystem to the concept of a watershed we find ourselves being thoughtful AND mindful.

Last month we discussed strategies for retaining rainfall in your landscape instead of letting it run off into the street. Since our soil absorbs water quickly, the more rainfall you can keep on your property, the more your plants and ground water will benefit.

When you begin to think about your property as a watershed, you become open to all kinds of possibilities for your landscape. Are there ways to berm your landscape to retain or promote the flow of water? How might rip-rap (that big chunky rock) slow the flow of water to keep it from running off and instead soak deeply into the ground? How about just creating a little earthen dish around the base of each plant to make the water stay put?

The use of landscape and some simple water management techniques to promote sustainability actually has its own term: green infrastructure. If we begin to use "green infrastructure" as a point of reference, our landscape goals and our landscape intent comes into sharper focus.

This is our desert and our home. It is a hostile, beautiful and delicate environment. We own it and we are its stewards. Our landscapes provide us an opportunity to sustain this environment well into the future.

### Plant of the Month

Englemann's Prickly Pear is a tough-as-nails cactus that provides more color and visual interest than you might imagine. Its yellow blossoms appear in the spring. These are followed by red fruit beginning in July. The red fruit stays until well into the fall. These don't flower or fruit until they are established which takes about three years but, if you are patient, you will be amply rewarded.





## Plant of the Month: *Engelmann's Prickly Pear Cactus*

**Latin Name:** *Opuntia engelmannii*

**Common Name:** Engelmann's Prickly Pear Cactus

**Native Distribution:** South Central US & Northern Mexico

**Size:** Height 4-6'; Spreads to Over 10'; Size Can Be Controlled By Pruning Pads

**Flower:** 3" Funnel Shaped Yellow Flowers Emerge in April and May; Red Fruit Follows Beginning in July

**Pads:** Thick, Oval or Rounded up to 12" x 12"; Spines are White to Pale Gray, 3" Long

**Site Preferences:** Full Sun in Well-Drained Soil; Supplemental Water Required in Drought Years

**Landscape Uses:** Cactus Rock Garden, Specimen, Accent, Barriers for Large Desert Landscapes

### **Plant Characteristics:**

- Moderate Growth Rate
- Lifespan of 20 Years or More
- Large, Segmented Cactus
- Spreading Upright Form
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## Sip and Tell

By Sue Lukenbill, Encore Resident

Happy New Year to all of you! What a great time of the year this is here in North Scottsdale with all the activities and events taking place over the next couple of months. Isn't that why we live here? As I stand out in my patio watching the beautiful sunset, I enjoy reflecting about this time of the year and "Auld Lang Syne."

We have now lived here in the Grayhawk community for a total of 21 years that have been filled with wonderful, beautiful memories. Actually each year just gets better! It is the enhancements, the landscaping and the people who live here that make Grayhawk the awesome community that it is!

I would like to begin my article for January, 2018 of the Grayhawk Flight, with one of the highlights of the past year. The **"So This Christmas,"** a holiday spectacular show on December 13 at the Fairway House was more than spectacular! Lou Ender, a resident in Los Vientos, remarked, *"What a grand Christmas Event! This was a fun evening and great show to put me in the Christmas spirit. Thanks everyone for contributing to my Christmas Happiness! It was a magic night!"* This was truly a great event and was an awesome way to end the year and all the events that celebrated life here in Grayhawk. A great big thank to our Lifestyle Director Sarah VanDyne for finding TAD Management for our Christmas entertainment.

Now, onto the food. The holiday parties and cookies and such did their damage, and I'm trying to start 2018 living healthy and eating right. I know it won't be easy, especially because I love to eat out! I know there are some great, relatively healthy options out there, though, and I plan on taking advantage of them.

One that comes to mind is the **OBON Sushi Bar Ramen** restaurant located in the Scottsdale Quarter. Grayhawk's Director of Communications Jennifer Sheets and I have been trying to find time to check it out, but haven't had a lot of success. So my husband Bill and I went there last month during Happy Hour. It was more than amazing from the ambience to the service to the food and drinks. We will definitely go back.

To start I asked our server to recommend a good Cold Sake and I was not disappointed with the one she picked for me. It



was the *Manabito Cold Sake*. Bill ordered a Sapporo draft in a bottle. To start, Bill ordered the Gyoza, a pork dumpling which was fried. After eating it prepared that way, that is now the only way we will order it. Unfortunately, most restaurants don't fry it.

I ordered the *Tataki Maki* which was enough sushi for at least two people to share. It was spicy crab, shrimp tempura, avocado, topped with seared tuna, Asian chimichurri, grape tomato and micro basil. Still

wanting to sample more during happy hour and per our server's recommendation, I order The Strip which was Ebi, cream cheese, topped with spicy crab, rice cracker and eel sauce. I was very glad I ordered it. We both shared the sushi.

Bill also ordered the *Ramen* with just vegetable broth. But it was the dessert we had that ended our happy hour perfectly. It wasn't on the menu, but our server asked if we wanted to order Tiramisu. Let me tell you, we don't usually order dessert, but we are glad we did. But I have to admit I don't know too many Japanese/Korean restaurants that have Tiramisu on the menu. The presentation was different than most places.

When we go back (and we most definitely will) I think I will order a little differently and try a couple of entrees like the *Street Noodles*.

The head Chef, Paulo Im, (pronounced M), was born in Brazil to Korean parents. He learned to cook from his bother, who attended culinary school and served as a culinary professor before opening a restaurants in Brazil. Im has been cooking professionally for 13 years and at Obon and has created a playful menu that steps outside of the box a bit. With additional global flavors, diners are able to get away from a rigid, traditional sushi menu.

I highly recommend that you stop by **OBON** to enjoy their happy hour or for lunch or dinner. It's a great spot to hit on your way to or from one of the many upcoming events!

*Happy New Year.*

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## *The Farmers Market North Scottsdale is Open for Business*

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# Your CC&R Amendment Questions Answered

We've had a lot of questions regarding the ongoing CC&R amendment ballot regarding short-term rentals, and we want to help clear up any confusion. To answer some of our most asked questions:

Q: If I own more than one property, do I get to vote more than once?

A: Yes! There is one vote per household, so you vote once for every property you own.

Q: Can I vote if my wife/husband/partner already voted?

A: Not if it is on the same property. There is one vote per house.

Q: Why do I have to vote if I live in a gated community?

A: The CC&R amendment will impact you whether you live in a gated or non-gated community. An owner can rent their home in either to short-term renters.

Q: I live in a condo and we already have restrictions in our CC&Rs. Do I have to vote?

A: The Grayhawk Community Association includes eight condominium associations and those residents are included as part of the GCA. Although the condos do have rental restrictions, it's still important to vote on this issue. Short-term rentals in the community could lead to lowered property values and increased security concerns for both the single family homes and condominiums/townhomes.

Q: The vote seems like it's been open for awhile. Why is that?

A: The Grayhawk Community Association Board of Directors is constantly monitoring the results of the ballot. Currently, 51% of the homeowners have voted and 84% have voted in favor of the amendment. The GCA Board of Directors feels that the majority of homeowners would like to see the vote passed. In addition, the GCA office is still receiving phone calls and emails from owners who did not even know there was a vote happening. The Board of Directors wants to make sure that everyone has the opportunity to learn about and vote on this issue.

Q: If so many people have voted to pass the amendment, why can't we just do it?

A: Any change to the CC&Rs requires an affirmative vote of 67% of the 3,784 members, which amounts to 2,536 "Yes" votes. Essentially, we need more votes!

If you have a question that wasn't answered here, please feel free to contact the GCA office at 480-563-9708. We'd be more than happy to answer it!

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## An Award-Winning Landscape: DLC Resources, Inc., and Grayhawk win ALCA Excellence in Landscaping Award

By Jim Carter, DLC Resources Field Manager

As Grayhawk's landscape management contractor, our No. 1 goal is giving you the best landscape possible. But what exactly is the best landscape?

Of course, that's a subjective term, and there are many factors that play a part: overall health of the plants, curb appeal, functionality for residents, sustainability. Each day, we go to work to give Grayhawk a landscape that checks off all of those boxes and meets your community's needs and expectations.

This year, we have undeniable proof that Grayhawk's landscape is top-notch. In November, the Arizona Landscape Contractors' Association (ALCA) presented DLC Resources with an Excellence in Landscaping Award of Distinction for their work at Grayhawk. That's the highest award that was given in our category, and we're thrilled and honored to be able to share that distinction with the Grayhawk community.

The ALCA awards are given out annually to landscape contractors from throughout the state for projects ranging from installation to maintenance and from single family homes to large-scale HOAs. The category that DLC and Grayhawk won was for commercial maintenance.

According to ALCA, judging criteria reflects the association and industry's commitment to designing and maintaining the



DLC Foreman Lea Burke accepted the award on stage during the ceremony held Nov. 18.



DLC Irrigator Armando Ramirez (left) and Foreman Lea Burke pose with the ALCA award.



southwest environment as well as applying practices and methods that promote sustainability.

"Awards are given to those projects that demonstrate the highest landscape quality, provide unique solutions to problems, conserve natural resources and enhance the environment," ALCA said in a press release.

Of course, none of this would be possible without the partnership and relationship that we have with the Grayhawk Community Association. The Landscape Committee, chaired by Arlene Smith, and the Community Management team help to make us better each day and allow us to do our jobs effectively. In addition, Community Manager Michael Fee and Assistant Community Manager Stacey Harvey provide outstanding support with day-to-day communication and insight.

We're honored to be recognized by our peers in the landscape industry for our work at Grayhawk and to be able to share this award with the Grayhawk community. DLC and Grayhawk previously won an ALCA Award in 2009.

# Welcome to the Neighborhood

Lois Ball	Giovanni & Jerrie Palombo
Rick & Valerie Barteski	Keith & Susan Mason
Kim Buckley	Sam Odle
Robert & Margaret Cerrito	Richard & Deborah Paixao
Andrew & Gina Dunn	Dimitrios Panos
Judith Farroh	Charles Piccuta
Hank & Gretchen Hanna	Robert & Mary Raminha
Kevin & Ann Jardine	Steven & Merrilee Riley
Michael Kelley	Alex Rodenburg
Katherine Lindner	Gerald & Maria Sulecki Jr

## Important Contact Numbers

Grayhawk Onsite Office	480-563-9708
Capital Consultants Management Corporation	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	480-513-2963
Southwest Wildlife	480-471-9109

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