



# Grayhawk Flight

June 2022

## Inside:

*Groundbreaking on the  
Guardhouse Project*

*Grayhawk Elementary  
School Outdoor Classroom*





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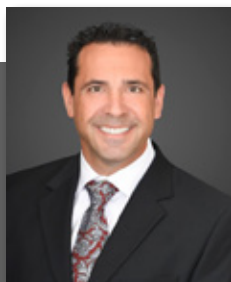


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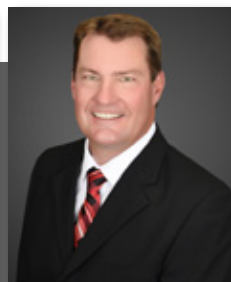


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## Grayhawk Community Association

Professionally Managed By



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

[www.grayhawkcommunity.org](http://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**  
Community Manager  
sharvey@ccmcnet.com



**Ashley Scott**  
Assistant Community Manager  
ascott@ccmcnet.com



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



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



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Administrative Coordinator  
caustin@ccmcnet.com



**Rylee Grum**  
Administrative Coordinator  
rgrum@ccmcnet.com



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



**Chantel Martin**  
Maintenance Assistant



**Martha Castaneda**  
Maintenance Assistant





# Manager's Corner



This month I thought I would update you on the numerous projects and issues that the on-site staff for the Grayhawk Community Association (GCA) and Retreat Village Association (RVA) has been working on for the past couple months and will be working on in the upcoming months. While some of our events and activities might slow down a little during the summer months, our projects continue to keep us very busy.

The on-site crew for Grayhawk's landscape contractor DLC Resources has finished the seasonal pruning throughout the community for this year. You may have noticed the DLC Resources tree crew throughout the community as they continue with the annual tree trimming project in which they crown thin 900-1,000 trees each year. DLC Resources also completed a modem upgrade to 22 GCA and 18 RVA remote irrigation controllers.

Grayhawk committee members have been very active working on current projects and planning for their directives from the Board-approved Strategic Plan Goals set toward the end of 2021.

The management team has been working on many tasks including making homeowner contact for accounts with delinquencies, fielding and processing architectural requests and responding to various homeowner concerns.

The Board-approved common wall painting in the Coventry at the Park, Coventry at Grayhawk and Windsong neighborhoods is underway. The Board-approved street sealing in the Pinnacle neighborhood has been scheduled for June 14-16. The street sealing project in the Serenity, Los Vientos and Firenze neighborhoods has been scheduled for June 6-9. Homeowners in these neighborhoods who will be affected were notified of the schedule for these projects in late May.

The ARC committee is continuing to work through new paint schemes for the community and has completed their final review on six neighborhood paint colors.

Work on the GCA and RVA 2021 audits is nearing completion by the GCA's auditing firm of Mansperger Patterson and McMullin.

A reserve study update is in process and should be presented to the budget finance committee for review within the next month.

Finally, the RVA's gate maintenance contractor, Park Pro, has installed new operators at several of the entry gates in the Retreat Village and we will be looking at some possible upgrades to the gate access system during the guardhouse remodel project.

*Stacey Harvey*

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 – JUNE 2022

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

### Grayhawk Board of Directors

Monday, June 6 at 5:30 p.m.  
Call the GCA Office at 480-563-9708 for more information.  
[grayhawk\\_board@grayhawkcommunity.org](mailto:grayhawk_board@grayhawkcommunity.org)

### Grayhawk Board of Directors Executive Session Meeting

Monday, June 6 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, June 6 following the GCA Board meeting. Call the GCA Office at 480-563-9708 for more information.  
[retreat\\_board@grayhawkcommunity.org](mailto:retreat_board@grayhawkcommunity.org)

### Retreat Village Board of Directors Executive Session Meeting

Monday, June 6 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 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

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

### Architectural Review Committee

Tuesday, June 7 and 21 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](http://www.theedgegrayhawk.com) or call  
480-584-4647 for details.

### Encore Condominium Association Board Meeting

June 9 at 6 p.m. via Zoom. 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.

## 2022-2023 Grayhawk Community Association

David Van Omen  
*President*

Paul Alessio  
*Vice President*

Derek Moore  
*Treasurer*

Richard Zielinski  
*Secretary*

Randy Brown  
*Director*

Lou Ender  
*Director*

Don Morse  
*Director*

## 2022-2023 Retreat Village Association

Michael Loya  
*President*

Don Morse  
*Vice President*

Richard Fowler  
*Treasurer*

Steve Berk  
*Secretary*

Jim Ball  
*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 – May 2, 2022

### Homeowner Forum

Resident Tim Mouer passed out photos of the walls throughout the community and inquired as to what work was being done. Stacey Harvey explained that the walls are being prepped for painting and that there would be some stucco repair done as well.

### Development Committee

David Van Omen reported that the committee did not meet.

### Operational Review Committee

Don Morse reported that the committee did not meet.

### Landscape Committee

Arlene Smith reported that the committee discussed the saguaros found throughout the community, 15 of which need immediate attention as they have become a potential hazard. The committee has asked that Southwest Saguardo propose alternatives to bracing, as that method may become permanent and does not guarantee the saguaro will survive.

A homeowner in The Park asked the committee to consider additional benches throughout the community and submitted a map with locations. A proposal was submitted for \$11,057.78 for a four concrete pads, allowing for four concrete pads, allowing for three benches in the RVA and an additional pad in the Park. This Proposal will be submitted to the GCA Community Enhancement Committee for funding consideration.

DLC Resources identified 5 culverts in the GCA that are more than 40% blocked that would create "flow issues" during the monsoon season. A proposal of \$27,838.52 was submitted by DLC Resources for repairs. It is recommended that the GCA pays \$12,000 out of the operating account per the budget, and \$15,838.52 be paid from the Community Enhancement Fund. A proposal will be sent to the Community Enhancement Committee for review.

### Community Enhancement Committee

Ashley Scott reported that the committee met to review the requests made by all eight Grayhawk condominium associations as part of the Condominium Community Enhancement Project, a funding request from the Grayhawk Elementary School PTO and a request from Crown Point.

A motion was made and approved to pay \$18,500 of the estimated total project cost of \$25,205.90 to the Edge for a pool furniture upgrade.

A motion was made and approved to pay \$18,500 to the Village at Grayhawk to upgrade the drip irrigation system around six buildings.

A motion was made and approved to pay \$18,500 of the estimated total of \$19,437.91 to fund multiple projects at Encore including a salt-water conversion of the community pool, addition of two park benches in the community, and addition of 18'x18' paver stone patio with gas grill and park bench.

A motion was made and approved to pay \$18,500 of the estimated project total of \$26,758.02 to upgrade the current open-roofed wooden gazebo to a tiled roof ramada at Avian.

A motion was made and approved to pay \$18,500 of the estimated total project cost of \$18,503.58 to upgrade landscaping throughout the community, hardscape and community bench installation at Vintage.

A motion was made and approved to pay \$18,500 of the estimated total project cost \$53,500 to upgrade the mailbox structures at Tesoro.

A motion was made and approved to pay \$18,500 of the estimated total project cost of \$45,355 to upgrade the landscaping in the retention area in Venu.

Cachet submitted multiple projects for consideration, including installation of key pad locks for fitness center (\$1,067.09), additional lighting for the water feature (\$2,806.70), and additional funds for the community water feature upgrade that was submitted and approved in 2021 (\$13,676.84). The request was for \$17,550.63 to complete the various projects.

The Board of Directors discussed the validity of the request for the water feature upgrade, as the request was originally submitted in 2021. Per the Community Enhancement Fund Program Guidelines "Projects must be a one-time expenditure and completed within one year from the GCA Board's approval and announcement of their funding."

The Board of Directors determined that the money could not be awarded to complete a project submitted in 2021. The Board did extend the 2022 submittal deadline for Cachet to allow for a new project to be submitted for consideration.

## MOBILE SCREENING

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A motion was made and approved to make a one-time donation of \$10,000 from the Community Enhancement Fund to the Grayhawk Elementary School PTO for their outdoor classroom.

A motion was made and approved funding the Crown Point Community Association conversion of the pool and spa to a salt water system from the Community Enhancement Fund, at a total of \$4,679.39.

### ***Event Planning Committee***

Sarah Van Duyne reported that there were approximately 650 people that attended the Easter Egg Hunt and 500 that attended the Family BBQ and Movie Night. Upcoming events include a Pizza By Me class at Lou Malnati's and a Concert in the Park.

### ***Communications Committee***

Jennifer Sheets reported that the committee has continued to work on changes to the community website. Training is almost complete for CivicRec, the new registration software, and it is anticipated that will be introduced to the community later in the summer.

### ***Architectural Review Committee***

Paul Alessio reported that there were 19 submittals at the April 5 meeting. Submittals included patio extensions, security doors and exterior paint.

### ***Budget/Finance Committee***

Derek Moore reported that the committee reviewed the current collection policy.

There was extensive discussion regarding a spreadsheet to track Community Enhancement income and project expenses. Rick Milburn volunteered to manage the document with Stacey Harvey providing the information.

The committee will begin to look at a stress test for the budget in July.

### ***Executive Committee***

David Van Omen reported that the committee discussed the length of the GCA and RVA Board Meetings. It was determined that attendance has possibly been impacted by the length of the meetings.

The committee reviewed the Condo Community Enhancement Program submittals in advance of the Community Enhancement Committee presentation.

CCMC is hosting an educational updated regarding legislative updates and case law review on May 9.

## **How to Recognize and Respond to a Natural Gas Leak**

*By Southwest Gas*

A natural gas leak may be present if you:

**Smell** – A distinct, sulfur-like odor similar to rotten eggs, even if it's faint or momentary.

**Hear** – A hissing or roaring coming from the ground or above-ground pipeline.

**See** – Dirt or water blowing into the air. Unexplained dead or dying plants or grass, or standing water continuously bubbling.

#### **If you suspect a natural gas leak:**

- Exit the area or building immediately. Tell others to evacuate and leave doors open.
- From a safe place, call 911 and Southwest Gas at 877-860-6020, day or night. A Southwest Gas representative will be there as soon as possible.
- Don't smoke or use matches or lighters
- Don't turn off or on any electric switches, thermostats, or appliance controls.
- Don't start or stop an engine, or use an automated garage door.

### ***Condominium Board President Roundtable***

The new Banner Healthcare hospital was discussed. The group also discussed education on Reserve Funding and golf course maintenance as it pertains to homes adjacent to the course.

### ***New Business***

A motion was made and approved to accept proposed committee member appointments.

### ***Treasurer's Report***

Derek Moore reported that the community is over on expenses and under on income, primarily due to irrigation and room rentals. Income from room rentals should start to pick up now that the rooms are available to rent.

There is approximately \$1.374 million in the Reserve Fund and over \$3 million in the Community Enhancement Fund.

### ***Management Report***

Stacey Harvey reported that she is working to finalize the audit and presented a review of the strategic goals update.



## Win Dinner for Dad!

Submit Poem/Essay entries June 1-15 to [svanduyne@ccmcnet.com](mailto:svanduyne@ccmcnet.com)

Winner will be announced June 16. Gift basket picked up at GCA office on June 17

Submit a poem or essay about why your dad or father figure is the BEST IN THE WORLD and win a Dadtastic gift basket that includes a \$100 gift card to The Craftsman. There will be one winner selected from each age group (age 12 and under and 13-17). Submissions must be fully written by the contestant and must be 300 words or less. Winning submissions will be featured in the August Grayhawk Flight magazine and will take home a wonderful gift basket for Dad!

## Child and Babysitting Safety Certification Class

Sat., June 4 from 9 a.m. to 1 p.m.

Raptor Room at the GCA Office

7940 E. Thompson Peak Pkwy. Ste. 102

This popular class covers infant/child safety and basic care techniques for present or would-be babysitters. Topics cover everything from pediatric CPR and first aid to basic child safety and diaper changing. Certification cards are issued upon successful completion of the course and certification is valid for two years. Participants must be at least 10 years old and up to 17 years old to participate. Price is \$50 in exact cash and includes a pizza lunch, take home workbook, backpack with some goodies, and the Red Cross Babysitters Certificate. Register at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by June 2. We must have at least eight participants to hold this class, so please register early! Non-Grayhawk residents are welcome to register, so bring friends and spread the word!

## Ladies Bunco

Tues., June 14 at 6 p.m.

Raptor Room and the GCA Office

7940 E. Thompson Peak Pkwy. Ste. 102

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 and pay \$5 exact cash to the office by 5 pm on Friday, June 10. Your \$5 will go into the pot for cash prizes at the end of the night. Register at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by June 10 to save your seat. Spots are limited, so register early! Appetizers and wine will be provided by our sponsors Kathy Craig, skin care consultant with Rodan + Fields, and Kelley Carter, Realtor with KELLEYSFINEHOMES@ My Home Group.

## Food Truck Night - Mr. Momo's

Thurs., June 16 from 5 p.m. to 7 p.m.

Grayhawk Greenbelt at 78th Way and 78th Pl

Park at 7940 E. Thompson Peak Pkwy.

Leave the cooking to the professionals and pick up dinner for the whole family from Mr. Momo's food truck. Walk, bike, or drive down to the greenbelt to pick up some loaded dumplings or check out the vegan dumpling options! 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 enjoy your goodies under shade trees in the greenbelt or while walking the path with family and friends. We look forward to seeing you there!

## Grayhawk Single Sippers Club

Wed., June 22 at 5 p.m.

Cook & Craft at High Street

5310 E. High Street

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!

Grab a light bite to eat and a drink at this new local eatery while meeting some new people. This is a great way to broaden your circle of friends and to try something new. We must give the restaurant our final count of attendees by Friday, June 17. Register at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org).





## Life's a Beach Wine Tasting

**Thur., June 23 at 6 p.m.**

**Raptor Room at the GCA Office, 7940 E. Thompson Peak Pkwy. Ste. 102**

Gather your friends and neighbors and drink wine while pretending to be at the beach! Quench Fine Wines will be bringing six light and delightful summer flavors for you to try. Whether you are a fan of red, white, or something in between, there will be something for everyone. Wear your favorite beachy attire and enjoy some appetizers and drinks with neighbors. Cost to participate is \$25 per person and will include the tasting of six wines and a nice spread of appetizers. Space is limited. Register and pay at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by June 20.

## Night at the Movies

**Tues., June 28 at 5:30 p.m.**

**Harkins 101, 7000 E Mayo Blvd, Phoenix**

Gather your family and friends and come join us at Harkins 101 for a private Grayhawk movie night! We are going to be showing "Lightyear" at 5:30 p.m. at no cost to you! Our wonderful sponsors are providing the tickets; you are just responsible for your own concession purchases. This animated film is rated PG. Please check the reviews and decide if this movie is appropriate for you and your family. Feel free to view the trailer by copying this link into your browser: <https://www.youtube.com/watch?v=yWt9huWLRdE>. Be sure to give a big thanks to our sponsors: Kathy Craig, Skin Care Consultant with Rodan + Fields, and Kelley Carter, Realtor with KELLEYSFINEHOMES @ MyHomeGroup, and Jena Ritchie DoTerra Wellness Advocate for providing the free movie night! Seating is limited and is sure to fill up fast! Register on [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by June 24 to participate.



## SAVE THE DATE: Upcoming July Events

### Red, White, and Brews Happy Hour

**Thurs., July 14 at 5:30 p.m.**

**18 Degrees at the Ice Den, 9375 E. Bell Rd.**

Take a break from the summer heat and cool off at 18 degrees at the Ice Den as you enjoy a cold beverage with other summertime residents. Each guest's first drink is sponsored. Participants are responsible for their own drinks after the sponsored first drink and any food. Be sure to register online to save your seat! Register at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by July 12.

### Sweet Summertime Bingo

**Tues., July 19 from 6 p.m. to 7 p.m.**

**Virtual via Zoom, Link will be sent the day before the event**

Join us this month to play an interactive game of Bingo from the comfort of your own home via Zoom! We will have opportunities for summertime sing alongs and chances to win prizes like Amazon and Target gift cards, Summer themed baskets, and more! Register at [www.Grayhawkcommunity.org](http://www.Grayhawkcommunity.org) by the end of the day on July 15 to participate. You will receive the link to print off your own cards at home once registration has closed. If you do not have a printer and would like to participate, we can print them at the office for you. There will be 5 games total and will last approximately an hour depending on how fast the BINGO's happen. This is truly fun for people of all ages and fun for the whole family. Prizes are awarded for each round and will be sent or dropped off to those winners.

## STAY CONNECTED!



/GrayhawkAZ



@GrayhawkAZ



/AZGrayhawk

## Design Your Life Workshop

Hosted by Debra Murrow, Oola Coach

Thur., July 21 from 5:30 p.m. to 6:30 p.m.

Raptor Room at the GCA Office

7940 E. Thompson Peak Pkwy. Ste. 102

Are you ready to break through barriers and create the life of your dreams? Are you seeking a new framework for your goals, dreams and visions? Join us for this interactive and inspiring workshop! Oola Coach, Debra Murrow, will show you how you can reset your life goals using a simple, organized 7-step process to achieve life balance, build deeper relationships. Break through limiting self-beliefs and discover your true purpose. With this tool, you will be able to set clear, achievable goals and move your life forward. Bring your open mind and get ready to dream again! This session is free for residents, but be sure to register on [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by July 19 so the instructor brings enough supplies for everyone.

## FREE LIVING TRUST SEMINAR: Learn The Latest Strategies To Protect Your Estate

Mon., July 25 from 6 p.m. to 7 p.m.

Talon Room at the GCA Office

7940 E. Thompson Peak Pkwy. Ste. 102

Planning Is Essential – Do You Have A Plan? Everyone should attend this seminar – Even if you have a Will or a Trust. A good estate plan coordinates what happens to your home, savings, businesses, and your retirement accounts. Learn how to appoint someone to make healthcare and financial decisions for you when you are unable to do so. If you do not, a court may decide for you. Why a will is not enough. Why many people with living trusts will end up in probate. Learn how to avoid it. If you have your plans finalized, find out what may have changed, needs updating or is still applicable in Arizona. Guests will have an opportunity for questions after the seminar with Attorney Richard M. Dwornik. Presented by: Dwornik Law Firm. RSVP by Friday, July. 22 at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) to reserve your seat!



## Night at the Movies

Weds., July 27 at 5:30 p.m.

Harkins 101, 7000 E Mayo Blvd, Phoenix

Gather your family and friends and come join us at Harkins 101 for a private Grayhawk movie night! The movie will be determined closer to the event date once new releases have been announced. Tickets are FREE thanks to sponsors Kathy Craig, Skin Care Consultant with Rodan + Fields, and Kelley Carter, Realtor with KELLEYSFINEHOMES@MyHomeGroup. Seating is limited and is sure to fill up fast! Register online at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by July 22 to participate.

## Homeowner Assessments

Your Grayhawk Community Association (GCA) and Retreat Village Association (RVA) assessments for the third quarter are due July 1, 2022. Please watch for your statement and make sure to pay your assessments on time. All payments not received by July 30, 2022 are subject to late fees. If you have any questions regarding payments on your account, please call the GCA office at 480-563-9708. For payment options, including how to set up direct debit, please visit <https://grayhawkcommunity.org/289/Pay-Your-Assessment>. Assessments are collected quarterly in January, April, July and October.



## Guardhouse Project is Officially Underway



Grayhawk Community Association and Retreat Village Association Board members, Grayhawk management staff, the Construction Manager and members of the Operations, Architectural Review and Communication Committees celebrated the official groundbreaking on the Guardhouse Project on May 13. Retreat Village Association Board President Michael Loya thanked all who have contributed to this project throughout the lengthy planning process and shared his excitement of the coming months.

The landscaping permit was recently approved by the City of Scottsdale and the contractors did not waste any time getting the project started. They began by roping off Natural Area Open Space (NAOS) around both the Talon and Raptor Guardhouse. Trees, saguaros, barrel cacti and ocotillos are being moved to make way for construction. They will be relocated or temporarily moved to the medians behind the guardhouses.

The new Raptor and Talon Guardhouses are being built behind the existing guardhouses. The project is broken down into six phases, which in total span approximately one year. More information on the history of the project, what is entailed in each phase and how to sign up to receive Retreat Village Association email and text alerts can be found at <https://bit.ly/GrayhawkGuardhouse>



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# ARTIFICIAL TURF REQUIREMENTS

Over the past two years, the Grayhawk Architectural Review Committee has seen an unprecedented number of modification submittals ranging from roof replacements to new garage doors and everything in between. The committee members have had the opportunity to watch the community evolve and improve through the vision of individual homeowners.

Like many residents in Grayhawk, Coventry at the Park homeowners Josh and Jennifer Postorino wanted to do a front yard refresh. However, they faced a few obstacles including the grading of their yard, which made artificial turf installation a little tricky. The solution? A stone wall, large boulders and additional landscaping to break up the grading and allow for the installation of turf in the main part of the yard. The end result is beautiful!

## **Artificial Turf in Front Yards**

Artificial turf has become a more common submittal seen by the Architectural Review Committee, and can be a great way to freshen up your front yard. There are a few things to remember when considering artificial turf for your yard. Artificial turf requirements in Grayhawk include:

- Turf must be natural looking
- Pile height of 1.5"
- Minimum face weight of 60 oz. per square yard
- Entire turf area must have a border
- Maximum artificial turf area must not exceed 30% of the total front yard
- No pavers can be placed in the turf to ensure the turf looks natural



As a reminder, any exterior modification visible from the street or a neighboring home must be submitted to the Architectural Review Committee for review. More information about the application process can be found on <https://www.grayhawkcommunity.org/267/Architectural-Review-Process>.







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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<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>			1	2	3	4 Child and Babysitting Class 9 a.m. Raptor Room
5	6 GCA and RVA Board Mtgs. 5:30 p.m. Talon Room	7 ARC Mtg. 4:30 p.m. GCA Office	8	9	10	11
12	13	14 Ladies Bunco 6 p.m. Raptor Room	15	16 Food Truck Night 5 p.m. 78th Pl/78th Way	17	18
19	20	21 ARC Mtg. 4:30 p.m. GCA Office	22 Single Sippers 5 p.m. Cook and Craft	23 Wine Tasting 6 p.m. Raptor Room	24	25
26	27	28 Movie Night 5:30 p.m. Harkins 101	29	30		

Thanks to David Van Omen and Andrew Bloom of Keller Williams Northeast Valley, Jeremy Mueller with State Farm, Kathy Craig – Skin Care Consultant with Rodan + Fields, Jena Ritchie – doTerra Wellness Advocate and International Leader, Impact Physical Therapy and Wellness, Nick Levingston with Sun Services USA, DLC Resources, and Sunland Asphalt for sponsoring the 2022 Family BBQ and Movie Night.











## Grayhawk Elementary School Outdoor Classroom: Phase 1 Underway!

By Cori Matheson, Grayhawk PTO

In early 2021, our Grayhawk Elementary School Parent/Teacher Organization (PTO) began ideas for transforming an unused portion of school property into an engaging, high-tech, environmentally friendly, and educational space for our students, teachers, and staff to enhance our community for years to come. The ground has officially been broken and our Grayhawk Outdoor Classroom development is underway!

The purpose of the Grayhawk Outdoor Classroom is to establish an environmentally responsive educational space for Pre-K through 6th Grade, enhance our support of Core Knowledge curriculum, build a safe outdoor space that can accommodate more than one group that is inclusive of all abilities and ages, and house a space for presentations, gardening, and S.T.E.A.M. activities.

Grayhawk parents Elise Sparks is the committee lead who is working closely with the architectural design firm, MRT Design, Nader Chalfoun, a distinguished Professor of Architecture and Environmental Sciences and MRT Director of Environmental Design, and an amazing team of MRT designers to make this dream a reality.

As plans are drawn, space is designed, budgets are made, and the committee of volunteer parents are finalizing the plans with MRT, it has been established that this

space is going to make more of an impact than initially projected. The teachers are thrilled to have this campus enhancement, funding is growing, and our students are even more anxious for this area to transform.

Our current PTO President, Madison Beedy, said it best. "The Outdoor classroom will create unique hands-on learning opportunities for all our Grayhawk students. There will be something for every grade level! For example, fifth graders will have access to study from a giant US map as they focus on learning states and capitals and kindergarteners will be able to advance their plant studies with a hands-on garden area. Every aspect of the outdoor classroom is designed with our students in mind. This is such a valuable project!"

After a year of planning and some challenges with construction processes (approval, finances, and contractors), progress is being made. The 10,000 square foot area just east of the main school building off 76th Street has been prepped, the concrete slabs were demolished, and the area was pre-graded for survey/layout work. On April 25, we officially broke ground for the structure support poles that will hold the horizontal shade sails over the amphitheater. These shade structures and the sunken amphitheater (that will seat 100+) are just a few perks of the Phase 1 of construction.

Phase 1 of this almost \$200,000 enhancement to Grayhawk Elementary School also includes two instruction/learning spaces that will have four large custom tables, markerboards for teacher presentations, a sixty-inch anchored world globe with US map, smaller seating areas, a mix of gravel, recycled rubber, and artificial turf flooring, interactive S.T.E.A.M. activities and more.

A special portion of this space will also serve as a platform to honor Ms. Kris Franklin, a teacher that passed in 2021. Her family and students have contributed special funds to build a memorial to honor her for her lasting impression on our children, school and community.

Phase 2 of this huge project has plans to feature the addition of a Cool Tower, which is a passive downdraft evaporative cooling device that cools the sunken amphitheater up to 28 degrees cooler than the ambient temperature on a typical Phoenix summer day. The Phase 1 shade sails may be replaced by solar PV panels and a moveable vertical shading may be added around the outside of the amphitheater to further reduce the Arizona heat during the hotter school months. With more funding and these additions, these design elements can also serve as interactive teaching tools!

When the PV School District and Architectural Review Board approved the plans, Grayhawk PTO presented it to the





Grayhawk Community Association Board of Directors, and a \$10,000 contribution was approved on behalf of the Grayhawk community. We are so thankful and feel so lucky to have a community that sees value in enhancing the lives of children and the betterment of our school. Tina McFarland, Former PTO Vice President who helped get this project in motion said, "This project is important because extending the classroom outdoors will enhance our students' education by bringing hands-on experiences and interactive learning. There will be an increase in focus and creativity by changing the learning environment from indoors to outdoors. Lastly, outdoor learning can result in huge benefits on students' mental health and academic performance." We know that this project will have a positive impact and add value to our entire community.

We are also grateful for all our current volunteers and consultants as we believe this investment in our school and community has many benefits. If you are interested in volunteering

your time towards any aspect of this project or have resources to enhance our mission, please contact the project coordinator: Elise Sparks at [outdoorclassroom@grayhawkpto.com](mailto:outdoorclassroom@grayhawkpto.com). Thank you for all your patience with our dust during construction. We can't wait to send more updates! For more information, to stay in the loop, or to contribute, please visit our PTO Outdoor Classroom web page at [www.grayhawkpto.com/outdoor-classroom](http://www.grayhawkpto.com/outdoor-classroom).

*PICTURED ABOVE: Principal Hubbell, Elise Sparks, Adam Cresswell, Jeff Strasser, and MRT Team.*

*Sparks says, "We are creating an interactive learning experience with hands-on teaching tools while connecting more students together. I look forward to seeing how the students, staff and greater community can take learning to the next level!"*

Continued on page 20



## Do you know a Master Gardener? We are looking to hire a Master Gardener!

The plan is to add irrigation after the main construction is complete. We would love a local community volunteer to assist with coordinating weekly maintenance of the agriculture lab. Helpful duties would include monitoring irrigation, light weeding, assistance with occasional planting, and consultation on layout. Please contact Elise Sparks at [outdoorclassroom@grayhawkpto.com](mailto:outdoorclassroom@grayhawkpto.com) if you are interested or have a contact. Thank you!

## Grayhawk Elementary School

Grayhawk Elementary School is an A+ K-6 school in the Paradise Valley Unified School District located in the community of Grayhawk in Scottsdale, Arizona.

7525 E. Grayhawk Dr. Scottsdale, AZ 85255. Phone: (602) 449-6600. Principal: Eli Hubbell ([ehubbell@pvalearners.net](mailto:ehubbell@pvalearners.net)).

Grayhawk Elementary School opened in August 1998 as the first Core Knowledge school in Arizona. We are one of only nine Core Knowledge Schools of Distinction in the United States, and we are the only Core Knowledge School of Distinction in Arizona. When other schools in the nation want to learn how to implement Core Knowledge Curriculum in their school, they visit Grayhawk Elementary to see us in action.

## MRT DESIGN, LLC

Located in Phoenix, Arizona, MRT Design is an Architectural firm specializing in creative, timeless, and practical design. MRT offers 100 years of combined architecture, interior design, and facilities management. More info: [www.mrtdesignllc.com](http://www.mrtdesignllc.com)

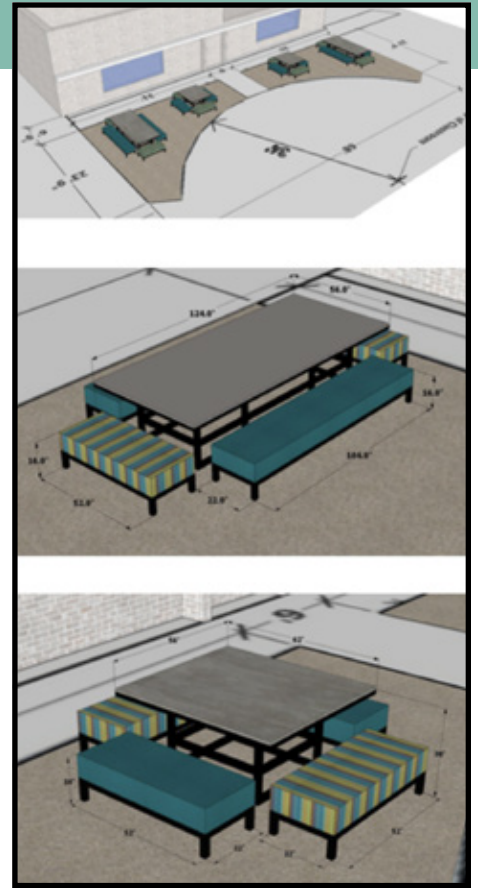
## What is Core Knowledge?

Core Knowledge is a research-based, teacher-tested curriculum that engages students in diverse historical, scientific, and cultural content. The idea behind Core Knowledge is simple: knowledge builds on knowledge. The more you know, the more you are able to learn. More info: <https://www.coreknowledge.org/curriculum/>

## What is S.T.E.A.M.? (S.T.E.M.)

Science, technology, engineering, arts, and mathematics is a broad term used to group together these academic disciplines. This term is typically used to address an education policy or curriculum choices in schools.

Grayhawk Elementary School PTO info: [www.grayhawkpto.com](http://www.grayhawkpto.com)



### Includes:

- Sunken amphitheater for 100+ with 8' vista
- Shade sail with 5 posts & 2 overlapping sails
- 2 full classroom areas with markerboards
- Anchored world globe, US map
- Small group area with seating
- Gravel and artificial turf flooring
- STEM:
  - Magnetic gear wall/marble run
  - Weather station
  - Sundial

### Phase 2: \$80,000

- Cool tower
- Solar panel canopy (off-grid)
- LED lighting and electrical
- Irrigation for agriculture lab



**Grayhawk Elementary** 12-14-2021  
General view without shade canopy, cool tower, vertical walls, and movable shade panels







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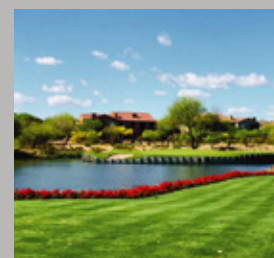
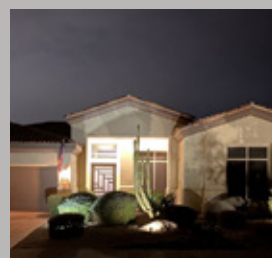
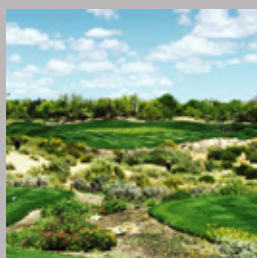
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## HEALTHY HINTS: Smart Snacking

By Tina Uphoff, Grayhawk resident, Personal Trainer, Health Coach  
Yoga Teacher & Certified Yoga for Golfers Instructor

If you want to curb your appetite between meals, below are some basic snacking guidelines, ideas and a couple of recipes. I have included additional options for having snacks ready when you are on the go. This will help ensure you are making healthy choices. Please reach out with questions or healthy snacking ideas to share: Cell: 612.720.3596,

Email: [tina@tinahealthcoach.com](mailto:tina@tinahealthcoach.com)

### Snack Guidelines

- 1. Choose high quality snack food.** Include protein and/or a healthy fat in your snack choices to help curb your appetite. This will also help control a spike in blood sugar.
- 2. Plan ahead.** Have snacks available and ready to go to increase your chance of making good food choices.
- 3. Avoid processed foods.** Vending machines are filled with unhealthy snack options that are high in sugar, sodium and unhealthy fats.
- 4. Portion control.** Calories can add up quickly so it is important to consider how much you are eating while snacking.
- 5. Drink plenty of water.** Thirst can often be confused as being hungry. Be sure to drink at least 8 glasses of water per day.

### Snack Ideas

- Protein Shake or Smoothie Bowl
- Protein Bites (recipe below)
- Spicy Chick Peas (recipe below)
- Sliced apple with 1-2 TB nut butter (e.g., almond, cashew, macadamia, sunflower seed)
- Hummus with cut vegetables
- Small handful of nuts
- Roasted pumpkin seeds
- Small handful of mixed fresh olives
- One or two hardboiled eggs
- A small salad with lots of crunchy veggies and sunflower seeds w/olive oil & lemon juice
- Kale chips

### Items to Have Handy when Leaving the House (bring something even if you are not hungry when you leave)

- Small bags of nuts
- Apple to eat with nuts
- Peeled hard boiled eggs (in small cooler)
- Hummus with cut veggies (in small cooler)
- Protein shake mix with shaker cup (can add almond or coconut milk to shaker in cooler & add shake mix when ready to drink)
- Tip: Always have water or something healthy to drink so thirst is not disguised as hunger



## Protein Bites

These Protein Bites are great for a quick snack or healthier dessert option and go well with coffee. They also provide extra energy before a run or workout. They freeze very well and are great to have on-hand.

### Ingredients

#### Dry Ingredients

- 1 1/2 cups gluten-free oatmeal
- 1/4 cup organic cacao nibs
- 4 scoops (1 cup) Protein Powder

#### Wet Ingredients

- 1 1/2 - 1 3/4 cups of nut butter (e.g., almond, cashew)
- 1-2 tablespoons organic, raw honey

### Instructions

1. Mix all dry ingredients together
2. Mix in wet ingredients (nut butter and honey) in with the dry ingredients; be sure to include the full amount of the wet ingredients or it will not mix well
3. Mix the dry and wet ingredients thoroughly
4. Roll into 1 1/2 inch balls and refrigerate or freeze
5. If there were dry ingredients that did not mix in, save and use in your next smoothie.

Servings: Makes approximately 24 bites



## Spicy Chick Peas

These are a healthy, flavorful snack that is very easy to make.

### Ingredients

- 2 (14-oz) cans chickpeas/garbanzo beans
- 2 TB olive oil
- 1 tsp smoked or regular paprika
- Pinch cayenne pepper
- 1 tsp sea salt

### Instructions

1. Mix all dry ingredients together
2. Preheat oven to 400 degrees.
3. In a large bowl, whisk together the olive oil, paprika, cayenne and sea salt.
4. Rinse and drain chickpeas. Dry well by putting them in a clean kitchen towel and rolling them around, then dump the chickpeas into the bowl with the oil and spices.
5. Spread chickpeas in a single layer on a baking sheet and bake for 30-35 minutes or until golden brown and crispy. Halfway through baking, shake the tray to toss the chickpeas.
6. Remove from oven and let cool. Store in an airtight container on the counter for up to 3 days.



# Our Desert, Our Home

By Victoria Kauzlarich, Volare

## Our New Normal

I first wrote about living in the arid West and what that means to all of us in 2016. As our water crisis becomes ever-more dire, it is time that we're clear-eyed about what we're facing and fully grasp its ramifications. Let's be honest. We're not facing a water crisis. We're in one.

The history of the west is the history of water: how we've used it, how we've managed it and the choices about it that we have left.

Our mega-drought has exacted a toll - particularly in unincorporated/rural areas so far, but there are plenty of other canaries in this coal mine.

### Close to Home

The rural evidence is only a short drive away. There are 500 homes in Rio Verde Foothills facing the very real prospect of being without water come the end of the year. Scottsdale has been providing water to these properties - trucked from the city to Rio Verde. While Rio Verde homes have Scottsdale mailing addresses, it is not in the city. It is unincorporated.

The city has notified homeowners that they will cease providing water come December 31 - just as Phoenix did with New River in 2019. New River found an alternative water source and hauler. Rio Verde Foothills has not.

Some Rio Verde residents are trying to secure a water improvement district; others are balking. In the end, this becomes a fight of the haves vs. the have nots: about 700 residents have water trucked to their homes. Approximately 1,500 other residents are on wells. Each of those wells represents an unregulated straw drawing from an aquifer with more new home construction underway.

Drawing water from underground aquifers is always a gamble. How long will the water last? No one knows. What we do know is that aquifer under Rio Verde took tens of thousands of years to develop and it could be depleted in less than a hundred years.

This has already happened in places like Tucson and is well underway in the plains states where farming near the Ogallala aquifer withdraws 4-6' of water per year while nature restores it at 1/2 inch annually. Not a typo.

Over 65% of Arizonans moved here from elsewhere. They



bring their assumptions about a plentiful water supply with them. We expect water to flow freely from our taps, shower heads and through our toilets and we expect that no matter where we live.

### Not Far Away

Water levels at Lake Mead and Lake Powell are dropping much faster than expected. As water evaporates from both lakes, the rate of evaporation accelerates. And, while a Tier 1 water shortage was just declared in January, a more dire Tier 2 shortage is also coming up faster than anticipated. The federal government will forecast reservoir levels for next year in just a few months. If Lake Mead is forecast to start 2023 at lower than 1,050 feet above sea level, we'll be facing Tier 2. The current prediction is that Mead will below that level by a few inches.

There is good news underlying what is otherwise a dire desert picture. In metro Phoenix, the population has more than doubled since 1991 while the amount of water usage has remained largely unchanged. Cities and towns have much more local control over water use than unincorporated areas do. The city of Scottsdale has been especially proactive about water use and re-use.

### Knowledge First, Then Insight

The first and most important thing for all of us is to better understand what is going on around us. Begin following Joanna Allhands in the Arizona Republic and do so faithfully. She really understands "all things water". She writes extensively on the mega-drought's effect on rural areas - most of which are unincorporated and outside the protection of a major city and a secure water supply.

For a great history of water policy and practice in the southwest, there is no better source than *Cadillac Desert* by Marc Reisner. First published in 1986, it remains the definitive treatment of the attempts to bring water to our arid land. If you like non-fiction AND a story well-told, this book is for you. As you might imagine, Arizona and our elected representatives played a powerful role in our water history, setting the stage for the here and now.

Put this one on your summer reading list. You won't be disappointed.

Some of Reisner's predictions did not come to pass but most of them did - including the vulnerability of Lakes Mead and Powell. Reisner died in 2000 and we can only guess at what he would think of our present predicament.

As we approach Monsoon season, we'll be talking more about water and what each of us can do to prepare for what's next. Until next time...





## Sip and Tell

By Sue Lukenbill, Encore Resident

Welcome to the month of June. I hope that my article continues to find all of you staying safe, healthy and happy. June is the month we officially welcome

the heat and summer. If you are anything like me, you tend to eat out more during the summer in an effort to keep the oven and stove turned off. Not point in adding heat on heat!

Luckily, new restaurants keep popping up in our area and Grayhawk's Director of Communication Jennifer Sheets and I are trying to keep you informed. We visited **S.Maranto's** last month and for this month we lunched at the new **Mason's Famous Lobster Roll**, located in Scottsdale Quarter where **Dog Haus** use to be.

According to the website, the founder of **Mason's Famous Lobster Rolls**, Dan Beck, has been a lobster aficionado for more than 20 years. As a seafood buyer in the restaurant business, he has paid regular visits to Maine, getting to know the lobstermen there. He was inspired by the traditions of Maine and in 2014, opened the first **Mason's Famous Lobster Rolls** as an homage to that world. Lobsters for the restaurants are hauled from the waters and cooked simply right in Maine.

The simple, authentic approach must be working as there are Mason's Famous Lobster Rolls locations up and down the east coast from Maryland to Florida, as well as in Texas, Colorado, Minnesota and now, Arizona.

**Mason's Famous Lobster Rolls** is a fun, casual eatery. Even though I am a true blue California gal who loves her shrimp and Dungeness Cracked Crab, I immersed myself in the lobster world and ordered the lobster roll instead of the shrimp roll.

There are five different lobster rolls on the menu: *The Classic Lobster Roll*, served with mayo and lemon butter, the *Connecticut Roll*, served warm, tossed in butter, the *Lobster Salad Roll*, served chilled tossed in celery, mayo and lemon dressing, the *Lobster BLT Roll*, filled with lobster, bacon, and tomato, and the *Bar Harbor* roll that has 50% more lobster and includes the tail. I am guessing you must really love lobster and be extra hungry to try that one!

Mason's is a counter service restaurant, with an interior that mirrors the lobster roll, simple and unfussy. Jenn ordered the Classic Lobster Roll, and I ordered the *Connecticut Roll*. We split

an order of fries and each had a coke. I was pleasantly surprised at home much this shrimp-loving California girl enjoyed the lobster roll!

We decided that the lobster was the star, and even the lobster BLT might have overpowered the lobster itself. The fries were good as well. Obviously with lobster you are paying a little more than an average lunch, but didn't stop the people from stopping in. It was steadily busy while we were there!

In addition to lobster rolls, the restaurant also offers other "Genuine Goodness" including lobster mac and cheese, lobster grilled cheese, lobster or shrimp salads, lobster bisque and New England clam chowder. They have a kids menu featuring hot dogs and grilled cheese, as well as whoopee pies for desert. They even offer an option for gluten free buns!

I definitely recommend you pay **Mason's Famous Lobster Rolls** a visit. In the meantime, Happy Father's Day to all of the father figures in Grayhawk. Stay cool and happy this summer!

### Mason's Famous Lobster Rolls

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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
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Grayhawk Golf Club	480-502-1800
Boys and Girls Club, Thunderbirds	480-538-9547
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