

Grayhawk Flight

October 2022



Inside:

*The impact
of inflation
on Grayhawk*

*Foam rolling
basics*



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Over 900 Grayhawk homes sold!

Supporting Grayhawk community events since 2000

BVO Sponsored Event: Grayhawk Pumpkin Patch

Saturday, Oct. 22 from 11 am to 1 pm
Monterey Park at 73rd Way & Whistling Wind Way

Throw on a costume and come pick out the best pumpkin in our "patch!" We will have tons of fun activities that include but are not limited to: Debs Dragons, Face Painting, Bounce Houses, Creepy Crafts, Sweet Treats and so much more! We will have Sunland Asphalt grilling up delicious hotdogs with chips and cold refreshments. We didn't forget about dessert, there will be plenty of sno-cones and candy to go around. RSVP at grayhawkcommunity.org and prepayment of \$10 per child must be received by no later than 5 pm on Tuesday, October 18. Adults who plan to eat at the event will want to purchase a \$5 food ticket when registering. Food tickets will also be available for purchase the day of the event. There will be NO late or event day registrations accepted for this event. Special thanks to GardaWorld Security, Sunland Asphalt, DLC Resources, Jeremy Mueller with State Farm, and Andrew Bloom & David Van Omen with BVO Luxury Keller Williams NorthEast Valley for sponsoring this incredible event.



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Andrew Bloom
Co Founder | REALTOR®



David Van Omen
Co Founder | Associate Broker

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Features



8 In & Around Grayhawk

14 Plant It Forward

INSIDE SCOOP

Board Briefs 6
Inflation..... 16

Sip and Tell..... 19
Healthy Hints 20

Grayhawk Community Association

Professionally Managed By



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

www.grayhawkcommunity.org

Phone (480) 563-9708

Fax (480) 563-9709

Talon Guardhouse/Roving Patrol
(480) 502-7685

Raptor Guardhouse
(480) 502-5078

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

GRAYHAWK STAFF



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Chantel Martin
Maintenance Assistant



Martha Castaneda
Maintenance Assistant



Manager's Corner



Following years of slow growth, in large part due to the COVID 19 Pandemic, developers are beginning to build new master-planned communities in the Phoenix metro area. New houses are popping up all over the Valley, including north Scottsdale.

You may be aware that approximately 136 acres of the Crossroads East development project south of Grayhawk was sold to Nationwide Realty Investors. Nationwide Insurance is building a regional headquarters on this property which is located west of Hayden Road between Legacy Boulevard and the 101 Freeway. This parcel of property was also approved for 1,200 – 1,600 new dwelling units both condominiums and apartments.

While new residential developments are being built in this area, many of the neighborhoods in Grayhawk are close to 25 years old. The GCA and RVA Board of Directors is well aware that some home buyers looking to purchase in north Scottsdale may be attracted to the idea of buying a brand new property in the general area of the Grayhawk community.

It is for that reason that the Board of Directors has been discussing and developing ways to continue to keep Grayhawk as a relevant and viable community in which to live. Last October, the Board of Directors of the Grayhawk Community Association (GCA) and the Retreat Village Association (RVA) held a Strategic Planning Meeting to develop short-term and long-term goals for both associations, and to determine the best approach to continue to keep Grayhawk as one of the state's premiere master-planned communities.

The GCA Board realizes the importance of the sense of community that has been cultivated over the years in Grayhawk, and they are purposeful in building on that community spirit. For example, the Board recently approved a contribution to Grayhawk Elementary for an outdoor classroom project and is working to facilitate resident engagement opportunities with local law enforcement and city representatives.

But most of all, Grayhawk has you! It is the residents of Grayhawk that make this community so special. The diverse demographic within Grayhawk truly makes this community like a small town. We have families with young children, families with teenagers, families with children who were young when they bought their house and are now in college or starting their careers, retirees, those nearing retirement, single individuals, seasonal residents, and many others. Finally, most of you have also taken great pride in your community and your home by continuing to maintain your property in a manner that makes you and your neighbors proud to call Grayhawk your home.

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 – OCTOBER 2022

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

Grayhawk Board of Directors

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

Grayhawk Board of Directors Executive Session Meeting

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

Retreat Village Board of Directors

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

Retreat Village Board of Directors Executive Session Meeting

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

COMMITTEE MEETINGS

Communications Committee

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

Event Planning Committee

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

OTHER ASSOCIATIONS

Avian Condominium Association Board Meeting

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

Cachet at Grayhawk Condominium Association Meeting

Tuesday, October 25 at 5 p.m. in the Cachet Clubhouse. Call FirstService Residential at 480-551-4300 for details.

Crown Point Board Meeting

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

Edge Condominium Association Board Meeting

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

Encore Condominium Association Board Meeting

Monday, October 17 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

Thursday, October 20 at 4 p.m. 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 – September 12, 2022

Homeowner Forum

Tesoro resident Pat Seago asked if there was any update on the widening of Hualapai Dr. Stacey Harvey responded that there has been no update from the City of Scottsdale.

Development Committee

David Van Omen reported that there have been some issues with flooding on Hualapai Dr. at the back Talon gate as well as flooding in the Deer Valley Wash. Staff is moving forward with having a surveyor out to assess the property.

Chula Seafood is now open and has been well-received.

Operational Review Committee

Stacey Harvey reported that the committee met on August 22. Garda supervisor Pete Day provided a staffing update to the committee. He also gave an overview of the monsoon protocol.

Stacey Harvey noted that there are now both interior and exterior cameras on the patrol vehicles.

Street sweeping the Retreat Village Association is taking place every other Friday on major streets. David Van Omen clarified that street sweeping in The Park is provided by the City of Scottsdale.

Landscape Committee

Arlene Smith reported that there was a meeting scheduled for September 20.

The community has lost 40 trees and 27 saguaros through August due to storm damage. There were significant flooding issues following storms on August 12 and 21 in both the Deer Valley wash and on state land at Grayhawk Dr. and Hualapai Dr. DLC spent a week cleaning up both areas, cleaning up silt and debris and creating draining paths.

The Pinnacle turf reduction and Butterfly Garden pathway projects were both put on hold due to storm damage cleanup.

Community Enhancement Committee

Ashley Scott reported that the committee did not meet.

Event Planning Committee

Linda Shaw presented the 2023 Event Planning proposed budget. The Event Planning Committee is requesting to increase the events budget to \$110,000 for the year 2023. This would be an increase from the 2022 approved budget of \$87,000. This increase includes funding for the Grayhawk Golf Tournament, as well as, help cover rising costs due to inflation.

Linda presented both budgeted and actual revenue and expenses before and after 2020/2021, which were not factored in due to the Covid-19 pandemic. She also shared the cost of various events both in 2019 and 2022. Board members raised questions about the cost of various events and the changing demographics. It was also noted that events are important as part of the Grayhawk brand.

A motion was made to send the Event Planning Committee's proposed budget to the Budget/Finance Committee for consideration for inclusion in the 2023 draft budget.

Communications Committee

Jennifer Sheets reported that the audio visual equipment has been installed by CompuNet in the Talon Room, with the conference room to follow once all equipment has been received.

The committee met in August to prioritize various projects and create a calendar of meeting topics through February. At the September 14 meeting, the committee will discuss the Town Hall meeting, set as a goal during the 2021 Strategic Planning meeting, as well as sub-associations as they relate to the GCA and how we can better communicate with those communities.

Architectural Review Committee

Paul Alessio reported that there were four submittals for the August 17 meeting. There are many homes in Grayhawk undergoing large remodels.

The committee continues to look at the new paint color options and is nearly done approving colors for the remaining neighborhoods.

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Budget/Finance Committee

Derek Moore reported that the committee has been busy and will continue to meet in order to prepare the budget. He has submitted an article for the Grayhawk Flight regarding inflation and how that will impact the reserve fund and other aspects of the budget.

Executive Committee

David Van Omen reported that the committee met to discuss wash/culvert concerns, the guardhouse project updates and the Talon Room audio visual.

New Business

Stacey Harvey reported that with the age of the community and various environmental elements, stucco in some areas has failed. This repair would entail removing the existing stucco to the substrate, a base coat reapplied and a texture coat reapplied. A full prime to the raw stucco and repaint would then take place. Over the years our contractor has performed many repairs to these areas to prolong the life of the stucco but it has been determined that prior repair techniques are no longer effective and full stucco replacement is recommended. Advanced Painting has painted and repaired the common area walls and wrought iron fences in Grayhawk for the past several years and have proven to be a responsive contractor who provides outstanding customer service and quality workmanship at a competitive price.

A motion was made and approved to accept the Advanced Painting proposal to repair delamination to the common area walls in Coventry Park and Windsong neighborhoods for \$32,002.32, to be funded through the Community Enhancement Fund.

Treasurer's Report

Derek Moore reported the the GCA is over budget primarily due to facility rental and events income being down. In addition, water expenses were over budget and there were legal fees.

Management Report

Stacey Harvey reported that a client survey was sent to all GCA and RVA Board members on September 6.

The last Sof'fal should be installed this week at the last remaining tot lot.

Maintenance has been very busy dealing with storm cleanup, focusing on pools, mailboxes and other common area amenities.

Stacey Harvey and Maintenance Supervisor Richard Dearo met recently with a representative with APS about an upcoming project. APS will be replacing the current wood poles along Hayden Rd. with steel poles, and will remove vegetation around the poles as they do. They will try to minimize impact.

Covenants Report

Rylee Grum reported that property inspections are now being completed on a bi-weekly bases. From June 1 through August 31 she sent out 475 unique violations, with the primary focus being landscaping.

In July, staff implemented an updated courtesy letters which softens the language and there has been positive response from residents.



HOLIDAY DECORATIONS

Getting into the holiday spirit can be a real treat for everyone, and we encourage you to join in the fun!

There are a few things to keep in mind when it comes to holiday decorating so that both you and your neighbors are able to enjoy your labor and holiday love. Grayhawk guidelines stipulate that outdoor décor can be placed on your property 30 days prior to a holiday and should be removed 30 days after. This helps ensure that no one has icicles growing in June.

We realize that large decorations and lights are popular, and just ask that you consider the impact on your neighbors when decorating. Spotlights should be pointed toward your house and any music or noise should be turned off at a reasonable time so that you and your neighbors can have a peaceful night. By following the Association's guidelines and respecting your neighbors, Grayhawk's residents can maintain harmony and keep the holiday spirit alive!

Grayhawk Shredding Event

Saturday, Oct. 1 from 9 a.m. to 11 a.m.

The Offices at Grayhawk, 7940 E. Thompson Peak Pkwy.

Join us to clean house with Shred-it Document Destruction Services. This will be a drive up, unload and take off service. Each registered vehicle will be allowed up to two banker box sized boxes. Documents will be shredded on site once the trash receptacle is full and placed inside the truck. You MUST be registered to participate as space in the truck is limited. Please register at www.grayhawkcommunity.org by September 28. Other necessary information will be e-mailed to all registrants as we get closer. This is a free service for Grayhawk residents. We do ask if you are able to please bring a donation item for our Non-profit partner Arizona Helping Hands. Some specific items they are in need of are baby diapers and baby wipes. Thank you to our sponsor Cashman Partners- Russ Lyon Sotheby's group for making this event possible!

Pinspiration Candle Craft Night

Thurs., Oct. 6 from 6 p.m. to 8 p.m.

Talon Room, GCA Office, 7940 E. Thompson Peak Pkwy. Ste. 102

Join us for a mindful creativity with Pinspiration and make a personalized 100% soy candle. Enjoy creating a FUN-ctional craft for your home. Pinspiration will be coming to us and is offering this class at a discounted rate of \$40 per person. We will also be providing some appetizers, sweets and water. Participants are encouraged to bring their favorite beverage to share. Register and pay at <https://pinspirationphoenix.square.site/> by October 4 to save your spot. We must have 10 people to hold this class. Feel free to invite friends!

New Resident Orientation

Wednesday, Oct. 12 from 5:30 p.m. to 6:30 p.m.

Virtual via Zoom, Zoom link will be emailed two days prior to orientation

Join us virtually to learn a little more about your community and all it has to offer. Just for joining you will be entered into a raffle for a \$50 Amazon gift card, and if you answer one of our trivia questions at the end of the presentation correct you will be able to win additional prizes! Register at www.grayhawkcommunity.org by Monday, October 10.

floo-id YOGA in the Park

Saturday, Oct. 15 from 9 a.m. to 10 a.m.

Grayhawk Greenbelt at 78th Way & 78th Pl., Park at 7940 E. Thompson Peak Pkwy.

floo-id YOGA is a locally owned boutique yoga studio right off the 101 and Scottsdale Road, located in the same plaza as Whole Foods. They offer a wide variety of classes to accommodate all ages and skill levels to help you become a better version of yourself and has proven to aid in a healthier, physically fit and less stressful lifestyle. Floo-id has been kind enough to host a class at no cost just for Grayhawk residents! This is a great way to clear your mind and social distance while exercising. Just bring your mat, a can-do attitude, and your body will do the rest. The class will take place in the narrow beginning section of the greenbelt that starts at the tunnel under the Thompson Peak Pkwy and Hayden intersection. Walk down, ride bikes over, or park in the Offices at Grayhawk Parking Lot and head down to the greenbelt from there. Please register online prior to class at www.grayhawkcommunity.org to help us coordinate with the instructors!

Adopt-a-Road Clean up

Saturday, Oct. 15 from 8 a.m. to 10 a.m.

Meet at the GCA Office, 7940 E. Thompson Peak Pkwy. #102

CALLING ALL VOLUNTEERS!! In an effort to keep our community beautiful, we are looking for volunteers to help us on this clean up day. The City of Scottsdale will provide all volunteers with gloves, trash bags, safety vests, and cold waters. We will not be in the road so all litter pick up will be on the property beyond the curb. We will meet in the GCA office at 8 a.m., go over some quick instruction, and then will start walking the trails along Hayden Road north of Thompson Peak Parkway. The walk will be approximately 1 mile each direction, a little over two miles in total after both sides of the road are cleaned. All volunteers 17 years of age and under must come with a guardian. This is a great way to complete community service hours for school. We are only able to accommodate the first 15 volunteers who register. All others will be encouraged to sign up for the next chosen date in the winter. Please register at www.grayhawkcommunity.org to sign up today!

**STAY
CONNECTED!**



/GrayhawkAZ



@GrayhawkAZ



/AZGrayhawk

Bingo and Boos!

Tuesday, Oct. 18 from 6 p.m. to 7 p.m.

Virtual via Zoom, Link and cards will be emailed 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 Halloween trivia, chances to win prizes like \$100-\$25 Amazon and Target gift cards, and a prize for best costume! Register at grayhawkcommunity.org by the end of the day on Friday, Oct. 14. We will email you 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.

Food Truck Night- East Coast Joes Lobster Truck

Thursday, Oct. 20 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 East Coast Joes. Walk, bike, or drive down to the greenbelt to pick up some fresh Maine Style Lobster Rolls, Garlic Shrimp fries, and Hushpuppies. We didn't forget about dessert. They will also have various kinds of house made Tiramisu. There will be no parking on the street. Please park in the offices at Grayhawk parking lot located at 7940 E. Thompson Peak Pkwy. And take the sidewalk path to the greenbelt. Pre-orders will be required so they bring enough fresh food. We will start advertising the pre-order link in the Grayhawk Buzz October 3. Email Sarah at svanduyne@ccmcnet.com with any questions.

Grayhawk Pumpkin Patch

Saturday, Oct. 22 from 11 a.m. to 1 p.m.

Monterey Park, 73rd Way and Whistling Wind Way

Throw on a costume and come pick out the best pumpkin in our "patch"! We will have tons of fun activities including Debs Dragons, face painting, bounce houses, crafts, sweet treats and so much more! Sunland Asphalt will be grilling up delicious hot dogs and serving up chips and cold drinks. Registration at grayhawkcommunity.org and prepayment of \$10 per child must be received by no later than 5 p.m. on Tuesday, Oct. 18. Adults who plan to eat at the event will want to purchase a \$5 food ticket when registering. Food tickets will also be available for purchase the day of the event. There will be NO late or event day registrations accepted for this event. Special thanks to GardaWorld Security, DLC Resources, Jeremy Mueller with State Farm, and Andrew Bloom and David Van Omen with BVO Luxury Keller Williams AZ for sponsoring this incredible event.



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

Tuesday, Oct. 25 from 6 p.m. to 7 p.m.

Talon Room, 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. Register by Friday, Oct. 21 at www.grayhawkcommunity.org to reserve your seat!

SAVE THE DATE – NOVEMBER EVENTS

Grayhawk Community Blood Drive

Saturday, Nov. 5 from 8:30 a.m. to 12:30 p.m.

GCA Office Parking lot, Park at 7940 E. Thompson Peak Pkwy. Ste. 102

'Tis the season for giving, and there is no better way to give than giving to save a life! The Grayhawk Community is sponsoring a life-saving blood drive and hope you are able to participate. All blood types are needed. The Bloodmobile will be parked in front of the GCA office on the northwest corner of Thompson Peak Rd. and Hayden Rd. Time slots are limited. While walk-ins are welcome, it's best to schedule an appointment by visiting www.donors.vitalant.org (Use Blood Drive Code: PLY27) or call 877-25-VITAL (258-4825) for help with registration. Please remember to bring a photo ID, drink extra water, and eat plenty prior to donating. We will have some donuts and juice for those participating. Feel free to invite friends who do not live in the community to register as well. Thank you for helping us replenish the community blood supply for the patients of Arizona!



Paws at the Park

Sunday, Nov. 6 from 11 a.m. to 2 p.m.

Grayhawk Greenbelt at 78th Pl and 78th Way

Join the dog lovers at Cashman Partners | Russ Lyon Sotheby's and the Grayhawk Community Association as they host Paws at the Park! Check out the doggie D.J., kids fun zone, pup portraits, pup adoptions, ask the Pet Vet, raffles and more! Sunland Asphalt will be grilling up delicious hot dogs at this event and will be accepting donations that directly benefit the highlighted charities. This is a great opportunity to meet your neighbors, learn about new pet products and services and to gain resources that enrich the lives of your pets. Your event hosts live, work, and play within the beautiful community of Grayhawk and are thrilled to be celebrating canines at this pawwwsome event! This is a free event, but registration is required at www.grayhawkcommunity.org to help ensure we provide enough supplies and food for all. Thank you to the Cashman Partners | Russ Lyon Sotheby's for sponsoring and organizing this memorable event.

Sunday in the Park

Sunday, Nov. 13 from 3 p.m. to 5 p.m.

Grayhawk Greenbelt, Corner of 78th Pl and 78th Way

Sample food from favorite area restaurants like Phil's Grill, JJ's Deli, Lou Malnati's, Cien Agaves, The Craftsman Kitchen + Cocktails, and more! Sit back, relax and enjoy the fall weather and live music from Outside the Lines. Kids will love the bounce houses, yard games, petting zoo, and more. We have an incredible raffle with gift cards to your favorite restaurants like \$100 to Parma, and a Grand Prize winner will take home a complimentary one night stay at one of our local resorts. Cost for the event is \$10 for adults and \$5 for kids 4-12 and kids 3 and under are FREE. Final registration date is Wednesday, November 9. There will be NO late registration accepted and NO event day walk-ups for this event. All food and activities are included in the registration cost. Register at www.grayhawkcommunity.org. Thank you to our Sponsors: Dwornik Law, Kathy Craig- Skin Care Consultants with Rodan + Fields, Impact Physical Therapy, GardaWorld Security, DLC Resources, Premier Fitness Systems, Jeremy Mueller with State Farm, Palm Valley Pediatric Dentistry & Orthodontics, and David Van Omen with Keller Williams NorthEast Valley for sponsoring this incredible event.

Ladies Bunco

Wednesday, Nov. 16 at 6 p.m.

Raptor Room, 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. Just bring yourself and pay \$5 exact cash to the office by 5 p.m. on Friday, November 11. Your \$5 will go into the pot for cash prizes at the end of the night. RSVP at grayhawkcommunity.org by Friday, November 11 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 - East Coast Joes Lobster Truck

Thursday, Nov. 17 from 5 p.m. to 7 p.m.

Grayhawk Greenbelt at 78th Way & 78th Pl., Park at 7940 E. Thompson Peak Pkwy.

Leave the cooking to the professionals and pick up dinner for the whole family from East Coast Joes. Walk, bike, or drive down to the greenbelt to pick up some fresh Maine Style Lobster Rolls, Garlic Shrimp fries, and Hushpuppies! We didn't forget about dessert, they also have various kinds of house made tiramisu. There will be no parking on the street, please park in the offices at Grayhawk parking lot located at 7940 E. Thompson Peak Pkwy. and take the sidewalk path to the greenbelt. Then feel free to bring chairs or a blanket to enjoy your goodies under shade trees in the greenbelt or while walking the path with family and friends. Pre-orders are required so they bring enough fresh food. Email Sarah at svanduyne@ccmcnet.com to receive the link to pre-order!

Grayhawk Butterfly Garden Tour

Thursday, Nov. 17 from 8:30 a.m. to 10 a.m.

Montevina Greenbelt at Wingshadow and 77th St.

We are hosting a special guided tour for residents to enjoy the beautiful walking paths and learn all there is to know about our butterfly garden. The butterfly garden was created in an effort to feed and help butterflies thrive along their migration path. For those interested, we will also have the opportunity to walk to a nearby resident's home to see her very own butterfly habitat in her back yard. This is a great opportunity to enjoy the beautiful fall weather while meeting neighbors! Register at grayhawkcommunity.org by Tues., November 15. Those interested in walking together will meet at the Offices parking lot located at 7940 E. Thompson Peak Pkwy. on the sidewalk by the greenbelt. Those looking to meet at the garden will meet at Wingshadow and 77th St. An email with specific location details will be sent out to all participants two days prior to the tour.

floo-id YOGA in the Park

Saturday, Nov. 19 from 9 a.m. to 10 a.m.

Grayhawk Greenbelt at 78th Way & 78th Pl, Park at 7940 E. Thompson Peak Pkwy.

floo-id YOGA is a locally owned boutique yoga studio right off the 101 and Scottsdale Road, located in the same plaza as Whole Foods. They offer a wide variety of classes to accommodate all ages and skill levels to help you become a better version of yourself and has proven to aid in a healthier, physically fit and less stressful lifestyle. floo-id has been kind enough to host a class at no cost just for Grayhawk residents! This is a great way to clear your mind and social distance while exercising. Just bring your mat, a can-do attitude, and your body will do the rest. The class will take place in the narrow beginning section of the greenbelt that starts at the tunnel under the Thompson Peak Pkwy and Hayden intersection. Walk down, ride bikes over, or park in the Offices at Grayhawk Parking Lot and head down to the greenbelt from there. Please register online prior to class at grayhawkcommunity.org to help us coordinate with the instructors!

Grayhawk Single Sippers Club

Tuesday, Nov. 22 at 5 p.m.

The Craftsman Cocktails + Kitchen, 20469 N Hayden Rd

If you are a single looking for casual conversation, a friend, or just to meet some other singles in your neighborhood, this event is for you! Grab a light bite to eat and a drink on the patio at The Craftsman Cocktails + Kitchen as you enjoy the company of new friends. This is a great way to broaden your circle and to try something new. Our reservation starts at 5 p.m. We must give the restaurant our final count of attendees by Friday, Nov. 18.

HOW TO PAY YOUR ASSESSMENTS



Assessments 101: Assessments for the Grayhawk Community Association and, if applicable, Retreat Village Association are due this month. As a reminder, all GCA and RVA assessments are billed quarterly and are due in January, April, July and October. Invoices are sent to the homeowner address on file the month prior to the due date. Payments are due on the first of the month and are considered late after 30 days.

A very common question we encounter here at the HOA office is, "How can I pay my HOA dues?" We have a few options and one of them is bound to meet your needs.

Direct Debit: This option is recommended for payments as your payment is guaranteed to be made on time every quarter and there is no need to worry about late fees. We will also automatically update your direct debit with any assessment changes. This option never expires and will be active until you decide to terminate the agreement or sell your home.

Online e-check: This is a free option that allows you to pay via an online e-payment. You can find a link on grayhawkcommunity.org under Resident Resources/HOA Dues. All that is required is your banking information and your association account number.

Online recurring payment:

This is a free option that automatically pays your bill each month. This option requires you to schedule the payment and make any adjustments manually if the assessment amount changes. Note, this option does expire, and you will need to manually re-new it.

Online credit card payment:

This option costs \$14.95 per occurrence and requires you to enter all of the information each month.

By mail: You can also mail a check for your payment to the following address: Grayhawk Community Association c/o CCMC, P.O. Box 533182, Atlanta, GA 30353-3182

E-Statements: You can choose to have your assessment billing statement delivered to you via email instead of the default option of paper delivery. Follow the link on grayhawkcommunity.org under Resident Services/HOA dues to sign up for e-statements at any time with your homeowner account number and the street number of your property. Electing to have your statement delivered electronically does not change any established payment method you have in place.

Access Your Account Information Online:

A resident account portal is now available online at <https://vmsweb.ccmnet.com/resident.aspx>. You can find your username and password on your Association billing statement or by calling the GCA Office at 480-563-9708.

Once logged in, you'll have access to:

- Your association account balance
- Links for online payments and eStatement sign-up
- Self-service billing address and contact information changes
- And more important community information

As a reminder, any homeowner that lives in a condominium or townhome also has a monthly assessment that is paid to their sub-association. To get more information about your monthly assessments, contact your sub-association management company.

Should you have any questions about any of the assessment payment options listed above, please feel free to call the Grayhawk Community Association Office at 480-563-9708. We are happy to assist.



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WHO TO CALL ROVING PATROL (480) 502-7685 GRAYHAWK ASSOCIATION (480) 563-9708 SCOTTSDALE POLICE (480) 312-5000						1 Shredding Event 9 a.m. GCA Office
2	3 GCA and RVA BOD Mtgs 5:30 p.m. Talon Room	4 ARC mtg. 4:30 p.m. GCA Office	5	6 Pinspiration 6 p.m. Talon Room	7	8
9	10	11	12 New Resident Orientation 5:30 p.m. Zoom	13	14	15 Yoga in the Park 9 a.m. Grayhawk Greenbelt Adopt-A-Road 8 a.m. GCA Office
16	17	18 ARC mtg. 4:30 p.m. GCA Office Bingo and Boos 6 p.m. Zoom	19	20 Food Truck Night 5 p.m. 78th Pl/78th Way	21	22 Pumpkin Patch 10 a.m. 73rd Way/ Whistling Wind Way
23	24	25 Living Trust Seminar 6 p.m. Talon Room	26	27	28	29
30	31					



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

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

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

The program kicked off in March of 2022, with DLC setting up donation stations throughout Grayhawk where residents could drop off their plants. Then, DLC identified areas in need of additional plant life and, viola! Free, accessible desert landscaping for the community.

The second round of donation dates are scheduled for Tuesday, October 25 and Wednesday October 26.

Donations can be dropped off in a box either day by 1 p.m. at any of the following locations.

- **MONTEREY PARK TOT LOT: E. Whistling Wind Way and N. 74th Way**
- **WINDSONG MAILBOX: E. White Tail Way and N. 76th Way**
- **PEREGRINE POOL (for Retreat Village residents only): E. Angel Spirit Way and N. 82nd Way**
- **LOS VIENTOS POOL (for Retreat Village residents only): E. Windwood Ln. and N. 81st Pl.**

If you aren't sure how to go about propagating a plant, you're in luck! Landscape Committee Chairperson Arlene Smith and resident plant guru Victoria Kauzlarich (author of "Our Desert, Our Home" each month in The Grayhawk Flight) created a "how to" video walking viewers through the easy steps of propagating various desert plants. To view the video and learn more about the Plant it Forward Program, visit grayhawkcommunity.org/308/Plant-it-Forward.

The Landscape Committee and DLC Resources hope that this program will grow year after year. If you aren't sure what type of plants you can donate, or have any other questions about this program, feel free to call the GCA Office at 480-563-9708.

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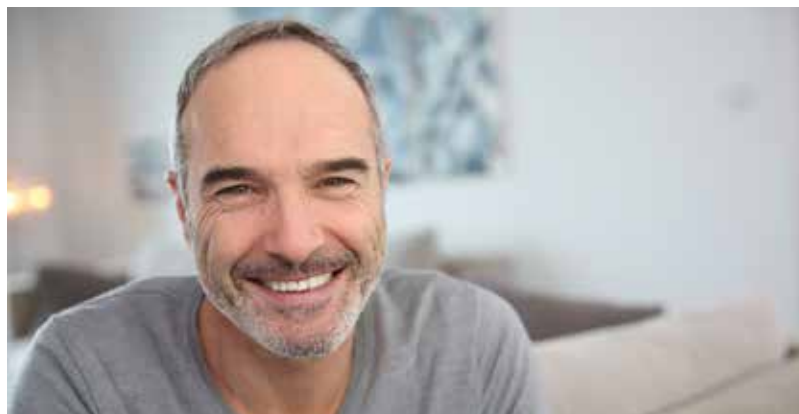
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Understanding Inflation Impact on Grayhawk Community

By Derek Moore, Treasurer of the GCA Board of Directors and Chair of the Budget/Finance Committee

As the Grayhawk Budget Finance Committee begins the 2023 budgeting process, we wanted to provide some insights for our community members.

The fiscal strength of Grayhawk has been an asset and we expect that to continue now and in the future. Many of you have been hearing the news around inflation. If you've filled up your gas tank, you know things have increased in price.

So, what does that mean for us as a community?

How is inflation measured?

Imagine you are holding a basket filled with goods and services people buy.

Everything from soup to gasoline is assigned a different weighting in the Consumer Price Index or CPI. The news reports numbers as year over year or month over month. Simply, what is the price of the basket from 1-year ago or 1-month ago to today.

Then at the end of each year it measures what the full calendar year increase in prices has been.

The CPI is broken into two main parts, headline which includes everything, and core CPI which excludes food and energy.

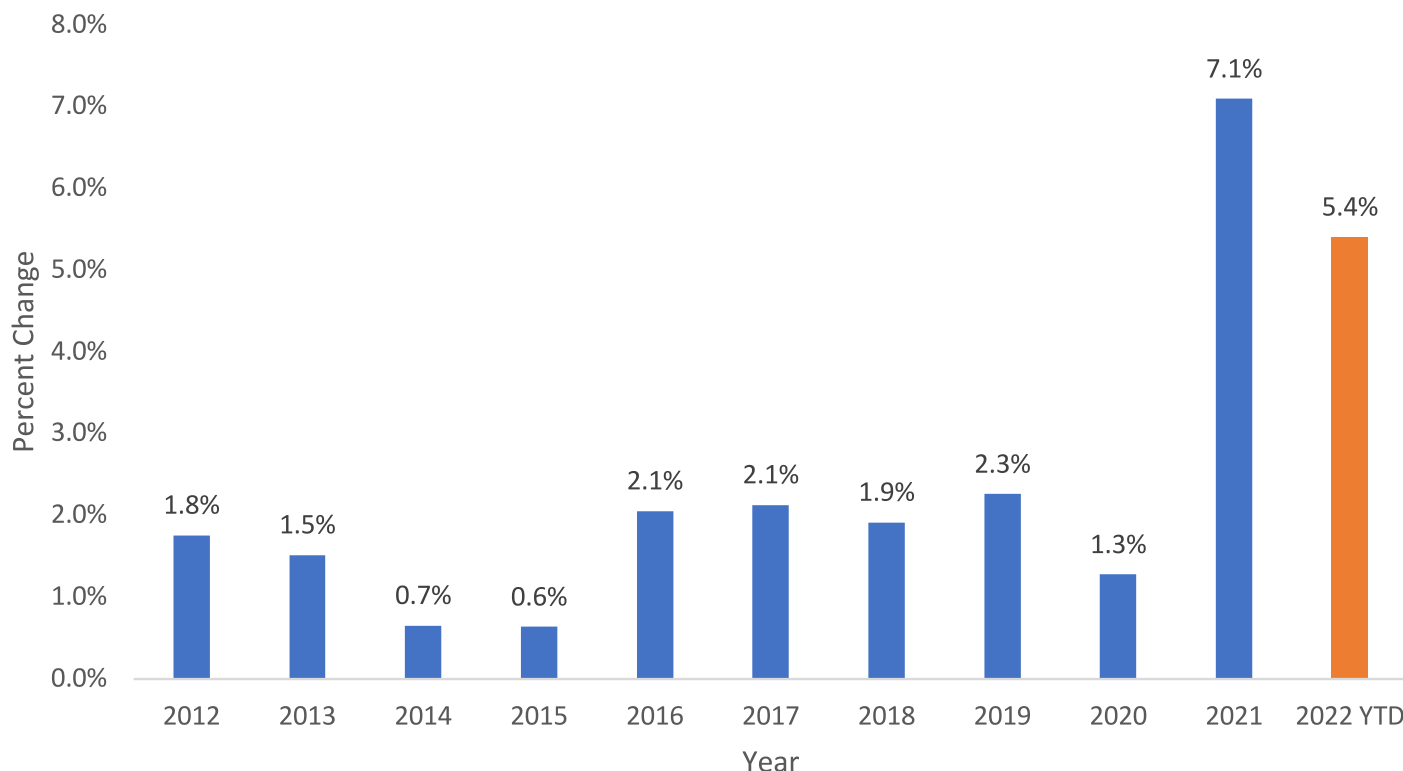
How High Has Inflation Been Since 2020?

From July 2020 to July 2022, the CPI increased 14.2%.

You probably are thinking things YOU purchase are much higher, and they may be. Various components have fluctuated much more than others. The chart above illustrates how much higher prices have run reaching 40-year highs this year through July of 2022.

As we'll see later, these increases become embedded in the economy.

Consumer Price Index Annual Increases Since 2012



Data Source: Federal Reserve Bank of St. Louis

How Does Inflation Affect Our Budget?

The Grayhawk operating budget includes expenditures and any expected revenue anticipated over the year—things like landscaping, water, and our management company that keeps things running and services residents. From the operating budget, we also put money towards our reserve fund. This fund is used for both unexpected and expected repair or replacement of community property. We measure funding levels to ensure there will be enough money as items come due for replacement or maintenance. We fund all of this through the assessments that we all pay as residents. As we begin the budgeting process for 2023, our expenses are increasing commensurate with inflation.

How Does Inflation Affect Our Reserve Funds?

This year we had a reserve study where an outside company reviews every item and produces a reserve analysis that calculates anticipated costs in the future and compares that to our funding levels.

Generally, we want our funding to be at the 70% level or higher and that analysis looks to inform as to our financial strength. Given cost increases, our annual funding to our reserve accounts will also increase and will be reflected as part of our operating budget.

To simplify, let's assume an item costs \$10,000 today, will

need to be replaced in 10 years and inflation is assumed to be at 3% annually going forward. Prices are expected to compound at 3% every year. Doing the math, the item will be \$13,439 in 10 years. But if we see periods of higher inflation, the future expected dollars need to go up. Our reserve fund plans for maintenance or replacement based on something's useful life expectancy.

Inflation Dropping Back to Normal Doesn't Mean Prices Go Down

The challenge with bouts of higher inflation is that even if price increases moderate back down towards the 2%-3% range, prices don't go back down. Subsequent increases are off a higher base. Let's take our \$10,000 item from above where instead of just 3% annual increases, we use a 6.86% increase in years 1 and 2, and then 3% increase in years 3 through 10. Our item is now expected to cost \$14,449.

That future expected cost is factored in to how much we should have set aside in today's dollars.

What to Expect Moving Forward

Our challenge will be addressing inflation's impact not only on our usual operations but maintaining our threshold levels for our reserve funds. While we are not completely through our 2023 budget planning yet, we are anticipating assessments for 2023 to increase at a higher rate than in recent years given the inflationary environment. More information will be provided in the November and December issues of the Grayhawk Flight as we finalize the budget.

Keeping Grayhawk the wonderful community we enjoy, and one that provides great value for the money, will be a high priority as we continue planning for our future.



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Sip and Tell

By Sue Lukenbill, Encore Resident

October ...the month when we can finally say goodbye to the hot weather and feel the first hints of an Arizona fall. I know that I say it every year, but I am more than ready for the cooler temperatures.

One of my favorite aspects of fall is football! It is fun to watch at home, but there's something special about heading to a local bar and catching the game with fellow fans that all share the same love of the game. I just love the sound of whistles and cheering, the smell of good bar food and the feeling that you've stepped away from the world for a minute to relax.

There are several restaurants popping up in the area, one being **Chula Seafood Grayhawk** in the Hayden Peak Crossing Shopping Center.

Many have eaten and likely fallen in love with **Chula Seafood** at a different location, and those that have are happy that this new location opened in August. The new Chula took over the former Hi-Health space at Hayden and Thompson Peak Parkway.

Established in San Diego, CA by the Heflin Family in 2009, **Chula Seafood** is a family owned and operated fishery that purveys high quality, fresh fish from the Pacific Coast. The boat, **CHULA**, specializes in harpoon-caught and deep-set buoy Swordfish in addition to species off the California Coast.

In August of 2015, the family recognized the need for fresh fish in the desert and began delivering straight from the boat to Arizona. This led to the opening of their first fish market and restaurant which is located in South Scottsdale on E. Roosevelt St. and another one opened late Fall of 2018 in Phoenix on Camelback Rd., called **Uptown Chula**.

The owners and staff are saying "Come 'sea' our newest location in North Scottsdale." With seafood options like the poke bowls, confit tuna sandwich, Hatch chile tuna melt, California burrito, clam chowder, oysters and more, I didn't want to waste any time! So on with the review.



From the minute we stepped into the restaurant, everything was great. The menu is subject to change daily based on season and availability, and each location has a different menu. The Grayhawk/North Scottsdale high quality fast-casual fresh fish market, restaurant and bar offering an award-winning burrito, sandwiches, tacos, fish and chips, grilled oysters, sashimi platters, local beer, wine and much more. Being a fast casual restaurant, you'll order at the counter then take a number and your food will be brought out to you at the table.

I love a good fish taco and the various ways that restaurants prepare and serve them. So I ordered the **Grilled Fish Tacos** without hesitation. The seasonal fish was swordfish and it was cooked to perfection. I have never had a swordfish taco so it was a treat. I did find it a little too spicy due to the jalapenos, but I enjoyed it! The taco was a mojo (pronounced "MO HO") grilled fish with shredded cabbage, tomatillo, and pico de gallo. It is prepared Cuban style with a mix of some citrus juice, fresh onion and garlic with some herbs and olive oil for the marinade.

Jennifer Sheets ordered the **Salmon Plate** and two sides: the **Caesar salad** and **clam chowder**. She wanted us both to try the clam chowder as she had heard it was very good.

My daughter, Julie, and a friend also lunched at **Chula Seafood Grayhawk** and really enjoyed it. Her friend ordered the **Shrimp Caesar**, and she ordered the **Hawaiian Poke Bowl** with ahi with local fresh produce, macadamia nuts, sushi, toasted sesame seeds and a traditional sauce. Julie returned the next day and ordered the **Hatch Chile Tuna Melt** with spiced Oaxaca cheese, chimichurri served on noble bread. I doubt it will be her last time.

Seafood lovers are drooling and wanting to go over to **Chula Seafood Grayhawk** sooner than later. You can also buy fish to take home!

Until next month, stay safe, and healthy and Happy Halloween.

Chula Seafood Grayhawk

20581 N Hayden Rd #100

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HEALTHY HINTS

Foam Rolling Basics

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

As I am writing this month's article, I am training to race walk a marathon this fall. Foam rolling is a big part of my training and recovery. Below includes key benefits and basic exercises to get started with the practice of foam rolling.

Benefits of Foam Rolling

Foam rolling is a self-myofascial release (SMR) technique. It can help relieve muscle tightness, soreness, and inflammation, and increase your joint range of motion. Foam rolling can be an effective tool to add to your workout routine, before and after exercise.

Foam Rolling Tips

- Try to foam roll before and after a workout (especially the muscles worked).
- Don't hold your breath while foam rolling, you need to relax to ease muscle tension.
- Roll slowly around the trigger point pain areas for 1-2 minutes.
- Expect for it to be uncomfortable when rolling out a trigger point.
- Stop foam rolling if something feels off or there is a sharp pain.

5 Common Foam Rolling Exercises

1. CALVES

- Sit on the floor then place foam roller in front of you.
- Place both calves on top of the foam roller with your leg fully extended starting with the foam roller by your ankle.



- Place your palms on the floor with fingers pointing away behind you then lift your glutes off the floor.
- Slowly roll up and down on your calves while you slightly rotate your leg to hit the inner and outer calf.
- Note: You can also add bodyweight by placing one leg over the other and working each calf individually.

2. HAMSTRINGS

- Sit on the ground with the foam roller.
- Bring your legs on top of foam roller while placing your hands behind you on the floor palms down and fingers facing away from you.
- Raise glutes off of the floor so that your bodyweight is on the roller.
- Slowly roll up and down on your hamstrings trying to target any tight spots.
- Note: You can also add bodyweight in this way by placing one leg over the other and working each hamstring individually.



3. GLUTES

- Sit on the foam roller place your hands behind you on the floor to brace your position then cross your right leg over the left.
- Shift your weight to the left side then start rolling upward toward waist.
- Roll for 1-2 minutes then switch sides.



4. FRONT QUADS

- Lie face down so that the foam roller is perpendicular to the legs.
- Place your upper thighs on the roller with then brace your body with your hands or forearms on the ground in front of you.
- Keeping your core engaged place your bodyweight on your thighs and roll forward and back across the length of the front thigh.
- Note: You can also add bodyweight in this way by placing one leg over the other and working each quadricep individually.



5. CHEST OPENER

- Lie face down so that the foam roller is on the length of your spine with your glutes on one end and head on the other.
- Bend your knees and place arms next to your side for balance.
- Hold this stagnant position for 1-2 minutes or longer as desired.

Foam rolling is a great way to stretch and remove knots in your muscles. Foam rollers are inexpensive and can help reduce muscle pain and tightness in a matter of minutes. So, what are you waiting for? Give it a try!

Please reach out with questions,

Tina

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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
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SCHOOLS

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

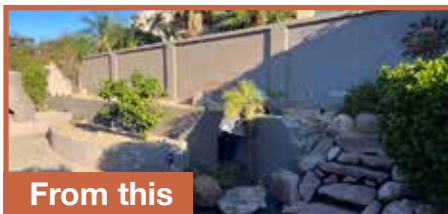
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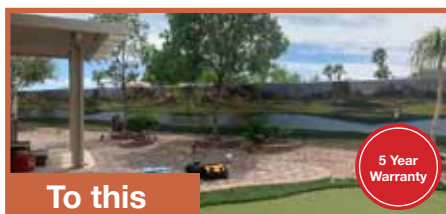
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