

Grayhawk Flight

A close-up photograph of a carved jack-o'-lantern. The pumpkin has a classic triangular eye design and a jagged, toothy mouth. It is illuminated from within, casting a warm, orange glow. The jack-o'-lantern is surrounded by a tangle of warm white string lights, some of which are in the foreground, creating a bokeh effect. The background is dark, making the glowing pumpkin and lights stand out.

October 2023

Inside:

Budget Process Update

Neighborhood Trail Safety



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BVO Sponsored Event: Grayhawk Pumpkin Patch Saturday, October 28 11am – 1pm Monterey Park at 73rd Way & Whistling Wind Way

Don't miss Grayhawk's Signature Pumpkin Patch event this Saturday afternoon from 11 am to 1 pm! Put on your favorite costume and join us for a day of festive fun. You can pick out your very own pumpkin from our patch, enjoy exciting activities like Deb's Dragons, Z-Tag Laser tag, Zingo, and capture memories at our vintage truck photo booth amidst the pumpkins.

We've got something for everyone, including face painting, carnival games, crafts, sweet treats, and more! It's a day filled with family-friendly entertainment and the spirit of the season. See you there in your spookiest or silliest attire!



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Grayhawk Community Association

Professionally Managed By



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

www.grayhawkcommunity.org

Phone (480) 563-9708

Fax (480) 563-9709

Talon Guardhouse/Roving Patrol
(480) 502-7685

Raptor Guardhouse
(480) 502-5078

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

GRAYHAWK STAFF



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Martha Castaneda
Maintenance Assistant



Manager's Corner



In September, 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 recent surge in home sales has been followed by a wave of remodeling and construction activity in the community. Many homes in Grayhawk are close to 25 years old and new buyers are eager to renovate.

Much like owners are making improvements to keep their homes current, both the Grayhawk and Retreat Village Board of Directors are looking to keep Grayhawk a relevant and viable community in which to live.

An established community like Grayhawk has many advantages over new developments including name recognition within the area, and existing community amenities including the Grayhawk Elementary School, Guidepost Montessori School, HonorHealth Scottsdale Thompson Peak Medical Center, two City of Scottsdale parks, two nationally recognized 18-hole championship golf courses, the Boys and Girls Club Thunderbirds Branch, two office complexes, and two shopping centers.

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

Executive Director, Grayhawk

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 2023

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

Grayhawk Board of Directors

Monday, October 2 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 2 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 2 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 2 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 Kristen Hammond at 480-563-9708 for more information.

Landscape Committee

Call Ashley Scott 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 3 and 17 at 4:30 p.m.
Call Ashley Scott at 480-563-9708 for more information.

OTHER ASSOCIATIONS

Avian Condominium Association Board Meeting

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

Cachet at Grayhawk Condominium Association Meeting

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

Crown Point Board Meeting

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

Edge Condominium Association Board Meeting

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

Encore Condominium Association Board Meeting

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

Tesoro Condominium Association Board Meeting

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

Venu Condominium Association Board Meeting

Call Vision Community Management
at 480-759-4945

Village at Grayhawk Condominium Association Board Meeting

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

Vintage Condominium Association Board Meeting

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

2023-2024 Grayhawk Community Association

David Van Omen
President

Paul Alessio
Vice President

Derek Moore
Treasurer

Richard Zielinski
Secretary

Randy Brown
Director

Arlene Smith
Director

Don Morse
Director

2023-2024 Retreat Village Association

Michael Loya
President

Don Morse
Vice President

Richard Fowler
Treasurer

Jim Ball
Secretary

John Williams
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 11, 2023

Homeowner Forum

A homeowner asked if there was any additional information regarding the sale of the Grayhawk Golf Club. David Van Omen stated that the golf course was now under new ownership and nothing much seems to have changed.

It was also noted that an email had gone to residents regarding a change in the bank used for quarterly assessment payments to CCMC.

Development Committee

Paul Alessio reported that DMB and Ryan Companies were working on an acute care facility on the southeast corner of Thompson Peak Pkwy. and Scottsdale Rd. DMB is also trying to increase the density south of Legacy Blvd. along the east side of Scottsdale Rd. to include multi-family.

Additional retail is slated for Scottsdale Rd. including Panera Bread and a Medspa.

The Dinnerstein Companies has a proposal in Development Review with the City of Scottsdale for apartments and townhomes that will be behind the Villages at Grayhawk.

A homeowner in attendance asked how far the Honor Health property went up Hayden Rd. Paul Alessio stated that their purchase went up to Legacy Blvd.

Operational Review Committee

Don Morse reported that there have been just a few isolated incidents of vandalism over the summer, much less than we typically see. There has been a noticeable increase in homeless activity, which is being addressed by the committee and staff.

There have been some complaints about sand bags at the drains on Thompson Peak Pkwy. and Grayhawk Dr. These belong to APS and it is anticipated they will be removed once the power line project is complete.

The committee will be meeting with three vendors on August 10 to review bids for the Retreat Village Association street repair project.

The GCA currently leases two community patrol vehicles as part of the contract with Garda World. The Operations committee reviewed several options for vehicle replacement including a Rav4 and Rav4 Hybrid. Currently, one patrol vehicle is up for renewal at the end of 2023 that would offer the board a chance to review vehicle performance and potential cost savings of a Rav4 or Rav4 Hybrid. After considerable discussion, a recommendation was made to accept the lease of a RAV4 hybrid for a two year lease at the quoted cost of \$1,602.07 per month.

There was some discussion amongst the Board of Directors as to why the Association leases the vehicles rather than purchasing. Stacey Harvey noted that the vehicles drive many miles over the period of a year and leasing allows the Association to avoid costs associated with high mileage repairs. In addition, we do not have to pay for the insurance.

A motion was made and approved to lease the Rav4 hybrid for two years, to be funded through the operating account.

Landscape Committee

Arlene Smith reported although the first monsoon storm on July 26 had no rain, the severe winds resulted in the loss of 17 trees, numerous limbs and three Saguaro.

The fire mitigation along Scottsdale Road (from Grayhawk Drive north to Deer Valley) has been completed. Annual clearing of the Deer Valley wash has also been completed.

Cleaning of the six culverts within the Park that were more than 50% full was delayed due to lack of water truck availability.

DLC has finished the hardscape for the turf conversion project on Grayhawk Drive directly across from the Pinnacle entrance, the turf was removed and irrigation lines, boulders and rip rap were installed. Plants will be added in early fall.

The landscape committee identified an area for a second Education Garden at their meeting in December. This project was an initiative that came from the last Strategic Planning session by the GCA and RVA Board of Directors. The board previously reviewed a proposal at the April, 2023 Board Meeting and requested additional imagery and information about what the project will look like upon completion.

A motion was made and approved by all but one Board member to accept the proposal from DLC Resources not to exceed \$45,000 for installation of the second educational garden to be funded from the community enhancement fund.

Community Enhancement Committee

Richard Zielinski reported that the committee did not meet.

Event Planning Committee

Jennifer Sheets reported that Kristen Hammond had been very busy over the summer. A few events (Sharpie Alcohol Art and Bingo) has been canceled due to low attendance, but others have been very successful.

About 50 people attended a happy hour at Thompson105. Dwornik Law presented a Living Trust Seminar, which is always popular. The Queso Good food truck had mechanical issues at the last minute, but Burgers Amore was able to step in and all went well.

The Behind-the-Scenes MIM tour got rave reviews from those that attended. Friday Night Flight, highlighting our Grayhawk bats, will be rescheduled to not conflict with the Grayhawk Elementary School PTO event.

Communications Committee

Jennifer Sheets reported that residents should have seen recent communication regarding the increase in homeless individuals in the community, as well as information about CCMC changing banks for association payments.

Michael Loya had suggested a separate email for the electronic version of the Grayhawk Flight (rather than just included the link in the Buzz). There was a 150% increase in clicks utilizing the extra email over the average of the first six months of 2023.

Architectural Review Committee

Paul Alessio reported that since the last Board meeting, the committee met on June 6 (18 submittals), June 20 (18 submittals), July 18 (seven submittals) and August 1 (nine submittals)

Budget/Finance Committee

Derek Moore reported that the committee had reviewed the audit.

The Board of Directors reviewed a draft copy of the audited financial statements for 2022 for the Grayhawk Community Association prepared by Mansperger Patterson and McMullin.

A motion was made and approved to accept the 2022 GCA audited financial statements prepared by Mansperger Patterson and McMullin.

The Budget Finance Committee presented a recommendation to the board to write-off \$15,845.78 in Bad Debt. A motion was made and approved to accept the recommendation of the Budget Finance Committee.

Executive Committee

David Vann Omen reported that the committee met on July 31 and discussed the open maintenance position, the management company renewal and the upcoming Strategic Planning session.

Condo Board Presidents Roundtable

The condo Board Presidents met on July 19. The group discussed what is included in their master assessment, open meeting laws and qualified projects for the annual Condominium Community Enhancement Program.

New Business

Proposals were solicited from Advanced Painting and Allstar Pro Painting LLC for three areas of stucco delamination repair in Pinnacle that were noted in a full perimeter wall inspection, as well as perimeter wall and fence painting. Sealing and water proofing of the wood at the Pinnacle Ramada is also included in the proposals. Advanced Painting has improved the quality and processes that they use to accomplish perimeter wall painting in regards to approaching stucco repairs. These changes have been incorporated into the scope of work.

Due to the amount of work we have at Grayhawk, Advanced Painting's ability to begin the project immediately, and significant price savings, management recommended that Advanced Painting be engaged for this project.

A motion was made and approved to accept the proposal submitted by Advanced Painting at a cost of \$30,430.07 to be funded by the reserve fund.

Treasurer's Report

Derek Moore reported that the GCA budget is slightly over in income. Both maintenance and water/sewer expenses are under budget. There is \$3.4 million in the Community Enhancement Fund.

Management Report

Stacey Harvey reminded the Board of Directors about the Carpenter Hazelwood seminar available to them and noted that they are virtual as well.



Check Us Out
You'll Want To Check In

You've watched us grow, and now we are ready for you!
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2011



2016



2012



2009



2013



2005



2018



2017



2021



2022



2008



2007

The GCA staff is so grateful to have been a part of Pumpkin Patch for so many years.

Share your family's photos with us using #GrayhawkAZ



HeartSavers Basic CPR/AED Class

Saturday, Oct. 7 from 9 a.m. to 11 a.m.

Talon Room, GCA Office

S&S Heartsavers returns to teach Basic First Aid/CPR/AED class. Attendees will learn about the Good Samaritan Law, complications of CPR, stroke, heart attack, using CPR barriers, choking and AED (Automated External Defibrillator) and CPR for the adult, child and infant. All who successfully complete the class will receive their CPR Certification card. Teens and adults are welcome. There will be no cancellations after September 25. A minimum of 10 students is needed to hold the class. Cost is \$40 per person. Registration is due on grayhawkcommunity.org by October 3.



**SCAN TO REGISTER
FOR ALL CURRENT
GRAYHAWK EVENTS**

Z3 Zoology "Walk on the Wild Side": Elephants

Thursday, Oct. 12 at 6 p.m.

Talon Room, GCA Office

Get ready for a wild adventure as Z3 Zoologist and author takes you on a journey through the fascinating world of animal science, featuring the majestic elephants! Join us for "Walk on the Wild Side," an exciting event that promises to be both educational and entertaining. This class was designed for adults, but is appropriate for 3rd grade and up. Discover the wacky and wonderful facts about these incredible creatures. Bring your curiosity and love for wildlife as we delve into the world of elephants like never before! Register on grayhawkcommunity.org by Oct. 3.

Pumpkin Spice Fresh Florals Class

Saturday, Oct. 21 from 12 p.m. to 1:30 p.m.

Get ready for entertaining during the fall holidays by making an impressive Pumpkin Spice fresh floral arrangement. This is a great hands-on class to take with friends, neighbors, teens or families. There is a minimum of 15 students needed to hold the class. Cost is \$56 per person, which includes all supplies, tools and instruction to make your own arrangement to take home. Fresh flowers are being ordered in advance and space is limited. Register on grayhawkcommunity.org by Oct. 3.

Pumpkin Patch

Saturday, Oct. 28 from 11 a.m. to 1 p.m.

Throw on a costume and come pick out the best pumpkin in our "patch"! We will have tons of fun activities including Debs Dragons, Z-Tag Laser Tag, Wild Side Zoology stories, face painting, a fall vintage truck photo booth in our pumpkin patch, carnival games, crafts, sweet treats and so much more! Sunland Asphalt will be grilling up delicious hot dogs and serving up chips and cold drinks. Cost is \$10 per child which includes all activities, one pumpkin and a hot dog lunch. Adults can also pay \$5 in advance for lunch. Tickets for food will not be sold on the day of the event. Register on grayhawkcommunity.org by no later than October 17. There will be no late or event day registrations accepted for this event.



A heartfelt thank you to Garda World Security, Sunland Asphalt, Jeremy Mueller with State Farm, and David Van Omen with BVO Luxury Keller Williams AZ for their generous support in making this event possible!

STAY CONNECTED!



/GrayhawkAZ



@GrayhawkAZ



/AZGrayhawk

SAVE THE DATE for Holiday Events

HOLLY JOLLY CHRISTMAS MIXER

Saturday, Dec. 2
from 6 p.m. to 8 p.m.

BREAKFAST WITH SANTA

Sunday, Dec. 3
from 4 p.m. to 6 p.m.

CELEBRATE HANUKKAH

Wednesday, Dec. 13
from 6 p.m. to 8 p.m.

Adopt-a-Road Cleanup

Saturday, Nov. 4, GCA Office from 9 a.m. to 11 a.m.

Join other Grayhawk volunteers to help keep your community beautiful! Meet at the GCA office at 9 a.m. to go over some quick instruction and then will start walking the trails along Hayden Rd. north of Thompson Peak Pkwy. The walk will be approximately 1 mile each direction, a little over two miles in total after both sides of the road are cleaned. The City of Scottsdale will provide all volunteers with gloves, trash bags, safety vests, and cold waters. All volunteers 17 years of age and under must come with a guardian. This is a great way to complete community service hours for school. Register at grayhawkcommunity.org by Nov. 1

Arizona Helping Hands Volunteer Day

Wednesday, Nov. 15 from 1 p.m. to 3 p.m.

Meet at GCA Offices and carpool to AHH Warehouse

Join us in making a difference in the lives of foster children in Arizona! Arizona Helping Hands is seeking a maximum of 20 to help grant birthday dreams. Each pair of volunteers will be assigned a birthday child to pack for and all supplies, including birthday gifts, will be provided for you. Carpool with friends or fellow volunteers to make it even more fun! Volunteers of all ages are welcome as long as they can independently follow instructions. Register on grayhawkcommunity.org by Nov. 8.

Welcome Back Snowbirds Mixer

Thursday, Nov. 16 from 6 p.m. to 8 p.m.

Hilton Cavasson Red View Terrace, 7965 E Cavasson Blvd.

Join us as we welcome back our seasonal residents and enjoy an evening of fun and reconnecting with friends. This 21+ event promises delightful company and appetizers for just \$35 per person. A cash bar will be available. Register on grayhawkcommunity.org by Nov. 7.

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LIVING TRUST SEMINAR

November 1 • 10:00am

GCA Office • Talon Room

Register to reserve your seat: www.grayhawkcommunity.org

KEYNOTE SPEAKER: Richard M. Dwornik, MBA, JD, Attorney at Law

Planning is Essential. Do You Have a Plan?

Learn The Latest Strategies To Protect Your Estate. A good estate plan coordinates what happens to your home, investments, savings, and retirement accounts. Why a Will is not enough. Learn how to set up a Power of Attorney for Healthcare or Finances. Why many people with Living Trusts will end up in Probate and how to avoid it! Find out what may have changed, needs updating, or is still applicable in AZ.

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12/4 The Texas Tenors
Deep in the Heart of Christmas



3/10 Renée Fleming
with the Festival Orchestra



1/5 & 1/6 Paul Anka



2/17 Kristin Chenoweth



2/2 & 2/3 The Doo
Wop Project



3/16 Rita Moreno
In Conversation



2/12 Brian Stokes Mitchell
& Lara Downes



3/22 Judy Collins

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Get Outside: Grayhawk Trail Safety

Grayhawk has over 30 miles of hiking and biking trails. These trails are open to use for walkers, joggers, and bicyclists year-round. October marks the return of many seasonal residents and a marked change in temperatures, which means there will be more residents seeking a healthy lifestyle and some fresh air.

A few important safety reminders to take into consideration before hitting the trails:

1. Bicycle riders should yield to pedestrians and make sure they have ample space before attempting to bike around those on foot. Safety is the first priority, even if it means riders must come to a complete stop.
2. Remember that motorized vehicles like ATVs, go-peds, and motorcycles are prohibited on Association responsibility areas including greenbelts, walkways and washes with the exception of Grayhawk maintenance, security or landscape crews.
3. Maricopa County leash laws apply on trails, just like in any other area. Dogs must be leashed on the trails for the safety of your neighbors.

The Grayhawk trail system is a fantastic way to get out and enjoy your neighborhood, and we hope that you do so safely and responsibly.

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(75 lin ft min.)

Grayhawk Elementary School to Host a Fun Night for Grayhawk Families

By Emily Link, Grayhawk PTO Events Chair

It's time again for our annual fall celebration at Grayhawk Elementary School and, this year, we are turning the clock back to 1998 when your neighborhood school first opened its doors! On Friday, November 3 the Grayhawk PTO will host its Fall Fair; a traditional carnival-style gathering complete with games, music, dancing, contests, food for purchase and so much more to bring our community together. This family-friendly event is always a huge hit and we welcome you to join in on this fun!

New to the lineup this year will be the finals of a school-wide Pinewood Derby Race. Thanks to the PTO Mini-Grants Program each student will receive a derby car kit and, during their time in STEM class, they will learn about math

and science principles behind creating the fastest car possible. They will then have fun building their wood block cars either at home with parents and through in-school opportunities.

Grade level races will take place at school the week leading up to Fall Fair with grade level winners facing off in front of their families and friends at the Fall Fair to declare a winner! And all of the students will be invited to show off their one-of-a-kind creations the night of the event.

Please join us this Friday night as we celebrate a milestone for your local community school. Discounted tickets and additional information can be found online at www.grayhawkpto.com/fall-fair. Regular priced tickets can be purchased at the event.



The Fall Fair is not all that is going on at Grayhawk Elementary School! Keep an eye out for tickets to our Desert Foothills Theatre performances of Willy Wonka and the Chocolate Factory on October 20 and 21. If you would like to keep up with all that is going on at your neighborhood school, you can follow along on social media (@GrayhawkPTO) or check out our website (www.grayhawkpto.com) for updates. Thank you for your continued support!



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!

KUDOS!

I have been an owner at Cachet at Grayhawk for the past 19 years. In all those years we have had many people working in the Grayhawk patrol that we all value. I would like to take this opportunity to provide my feedback on two employees, Frankie Harrauld and Matt Miller at the Talon Guardhouse who, in my opinion, provide exceptional service.

They are always personable, courteous, conscientious, customer service oriented, and I believe role models to their peers. Their positive attitude and friendly demeanor make them a pleasure to work with.



GET CONNECTED to grayhawk

Whether you just moved in or you've been here for years, make sure you follow the steps below to stay up to date with everything happening in the community.

JOIN OUR MAILING LIST

The Grayhawk Buzz enews goes out weekly and is your best resource for everything happening in the community. to receive the Buzz emails. reach out to Jenn at jsheets@ccmcnet.com



VISIT OUR WEBSITE

Visit grayhawkcommunity.org to find the community governing documents, ways to pay your assessments, community standards information, the event calendar and more.



FOLLOW US SOCIAL MEDIA

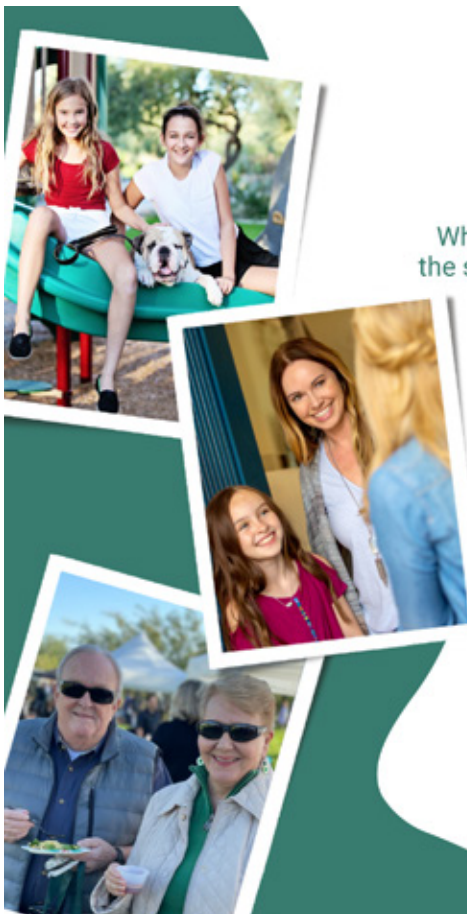
On our official Facebook Page and Instagram, you can find information about community events, reminders about things happening in the community, and share photos with us!



GrayhawkAZ



GrayhawkAZ



WHAT YOU'VE BEEN MISSING

Did you know that you can find the design review applications and details of the Architectural review process submittal process on the Grayhawk website? You can also find guidelines for common updates including exterior lights, house numbers, artificial turf and windows; as well as approved exterior paint colors and landscaping information.

Please remember that when making any changes to your home that are visible from the street or neighboring property, modifications must be approved by the Architectural Review Committee. To access the information, just log in and visit grayhawkcommunity.org and then navigate to Resident Resources/Design Review.



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2024 Budgeting Process Update

By Derek Moore, GCA Board Treasurer

Reserve vs Operational Budget Needs

What does the 2024 budget look like and what does it mean for assessment increases?

The finance committee has already been hard at work crunching the numbers. The process involves both operating and reserve projections. With operating, think of the normal day-to-day things that are ongoing. Everything from cutting the grass to watering the grass.

Reserve items are things we already have but have ongoing maintenance or eventual replacement costs. Money that we store in reserves knowing we have expected costs in the future.

Our budgetary projections look at the requirements to keep the Grayhawk community up to the standards that all of us as residents expect. What will it take to operate the community. We also contract out to a third party to conduct a reserve study that will be completed shortly.

This will estimate the costs of those reserve items and how much we need to have “in reserves” today so that money is available at the projected dates of future repairs or replacement.

As items are replaced or maintained, it resets the time clock.

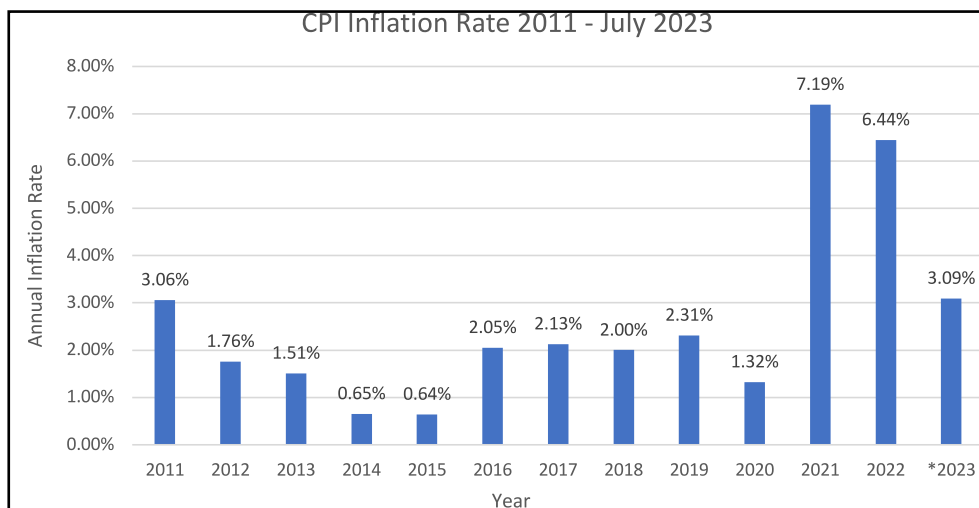
Continued Inflation Pressure

Looking at the graph above we can see the impact inflation has had over the last few years.

This is the CPI (Consumer Price Index) which measures a broad basket of goods and services.

Since the end of 2020, prices in general are up close to 18%.

While inflation year to date is only up at an annual rate of 3.09% through July, price increases are sticky, they compound on one another where even a smaller rate of increase is still calculated on a higher base from previous inflation. As many of you know, some things you spend money on have gone up much more than the CPI basket you hear about on the nightly news.



Data Source: Federal Reserve Bank of St. Louis

It's the same within Grayhawk as various costs have gone up more than others.

While we've only referenced expenses, there is also an income side, albeit a much smaller footprint.

Things like renting out the meeting space to outside groups at the Grayhawk offices, advertising within the Grayhawk Flight Magazine, and sponsorships for community events to name a few. It's worth noting that room rental revenues haven't come close to where they were pre-covid which probably wouldn't surprise anyone.

We must project not only the expenses but also estimate revenues for the coming year.

Perspective on Assessments

Until this year (2023), assessments across the GCA, RVA, and individual neighborhoods had little upward trajectory over the preceding decade with muted increases.

Grayhawk's long-time residents point out that unlike other communities in the area, we've never had a special assessment, which can be an unwelcome surprise. Successful budgeting means the community has to the best of its ability planned, anticipated, and met the needs of the residents.

The way annual budgets work is we are only now in the latter part of 2023 constructing the budget for 2024. While inflation showed itself in earnest starting in 2021, that budget was constructed in late 2020 so there is a bit of a lag effect. While we don't have the final reserve study for 2023 completed just yet, our draft projections would indicate increases unfortunately closer to last year.

To give you a little additional insight into how annual budget increases impact assessments rates consider GCA (Grayhawk Community Association) has 3,787 homes.

This is the larger association compared to the RVA (Retreat Village Association) which has 1,252 homes.

In GCA, for every \$45,444 in costs, that works out to be \$1 per month per home in assessments needed. That \$45,444 per month is \$12 a year multiplied by the number of homes 3787 (divided by 12 to get the monthly \$1). Enough with the math for now, but it can be helpful to understand how the budget and assessments are affected.

The members of the finance committee and community boards are all made up of residents who volunteer our time.

Hopefully this helps provide some perspective for all of us as residents and we'll be sharing more detail once we get through budget season.

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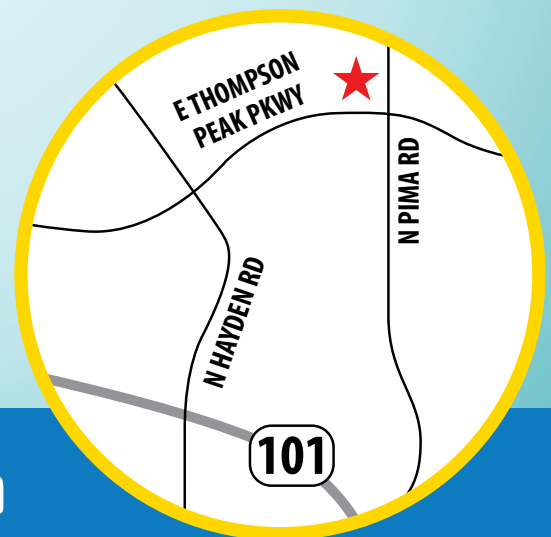
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The Growing Season

By Kaipo Spenser, DLC Resources Field Manager

Does your warm-season, hybrid Bermuda grass look sparse or weak? The culprit may be continuous overseeding. Often times, this is due to the competition for nutrients between the Bermuda grass and the perennial Ryegrass used in fall overseeding. Overseeding leaves the Bermuda needing recovery time to build strength and vitality before the next growing season.

Overseeding in the fall does not allow Bermuda grass to complete its normal growing cycle before winter dormancy approaches. Much like a bear preparing for hibernation, Bermuda spends the weeks and months prior to the cold season storing the reserves it needs to keep its roots and stems alive through the winter. Overseeding interrupts this process and often, die-back results in the root system. The effects of interrupting this process are seen in the spring when weather conditions are right for Bermuda to begin growing again. The thick, tall Ryegrass will keep the Bermuda shaded and cool, which prolongs the dormancy period. By keeping the Bermuda dormant longer, the percentage of Bermuda that runs out of food before it can begin to photosynthesize increases.

When the Bermuda does come out of dormancy, it must contend with the Ryegrass for nutrients while the Ryegrass is at its strongest. Ryegrass is a fierce competitor for all the resources required for Bermuda to grow: sunlight, water, nutrients and even oxygen. During early spring, the Bermuda is at a disadvantage during the time it should be strengthening to withstand the extreme heat and dryness of a typical Arizona summer. By mid-summer, the Ryegrass dies out and physically impedes the Bermuda's ability to spread. The dead Ryegrass must be removed through dethatching, which may further injure and set back the Bermuda. In most cases,

the Bermuda does not get the time needed to recover because overseeding starts again in just a few weeks.

We recommend suspending the overseeding process for at least one season to help restore the root system and nutrients of the Bermuda grass.

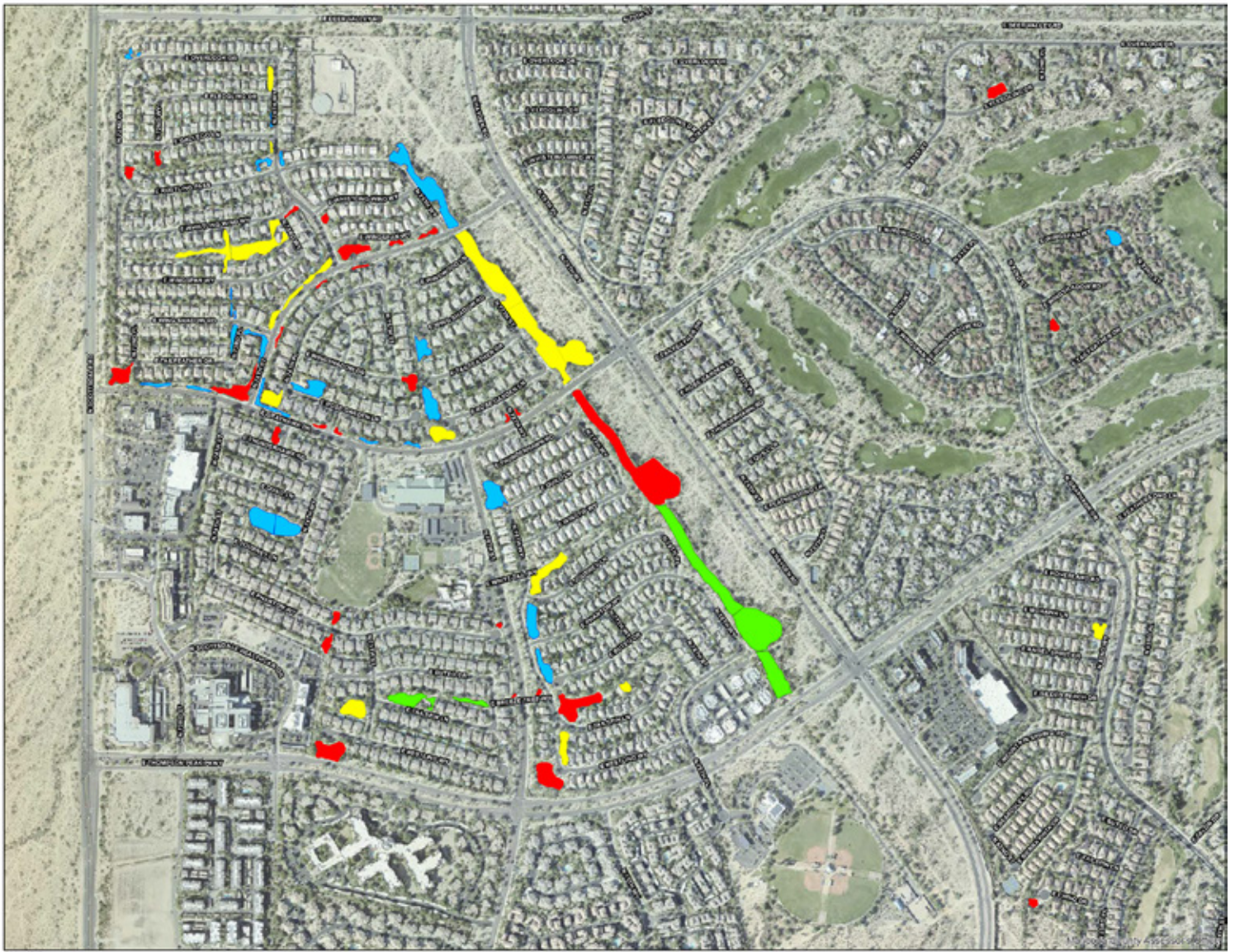
During the Dormant Months

Not overseeding turf areas with winter Ryegrass changes the focus of your seasonal practices. The steps below will help you prepare for the next season of Bermuda grass during the winter:

- Mow twice monthly to maintain a clean appearance and even look
- Control weeds
- Top dress to fill in holes and areas of compaction

What To Expect

Bermuda grass can stay green until the first frost, usually the middle of December. Around the middle to end of March, when nighttime temperatures begin to approach 60 degrees, Bermuda starts to grow again and returns to a regular mow and care cycle. It should also be noted that by not overseeding there are significant savings that can be helpful to any household. Below is a copy of an article written by a Water Conservation Specialist, highlighting some of the additional benefits.



Turf Overseed Rotation

- Year 1- 2021 - 296,638.53 Sq Ft/6.80 Acres
- Year 2- 2022 - 325,390.56 Sq Ft/7.4 Acres
- Year 3- 2023 - 269,256.43 Sq Ft/6.18 Acres
- Year 4 - 2024 - 174,413.36 Sq Ft/4.00 Acres



In Your Community

With the benefits above in mind, we will not be overseeding selected sections of your common areas this fall. This means that after Bermuda enters its dormant period this winter, it will begin to lose its green color and will remain blonde through the cooler months. Allowing this turf to rest for the winter will help result in stronger future Bermuda crops for your Community.

We recommend suspending the overseeding process for at least one season to help restore the root system and nutrients of the Bermuda grass. You can find a map of areas not being overseeded on grayhawkcommunity.org under Resident Resources/Common Area Landscaping/Overseeding and Turf Rotation.

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HEALTHY EATS

Tasty and healthy cuisine to nourish your body and soul

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

Fall is a great time of year for a hearty, chili recipe. Here is a fast and easy favorite recipe that is a staple at our house. I'm vegetarian so I will often make this recipe and replace the turkey with a can of chickpeas.

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



Turkey Chili

A healthy, easy chili recipe that makes great leftovers and freezes well.

Serves 6-8

INGREDIENTS

- 1 T. Olive Oil
- 1 lb. Ground Turkey (can substitute lean ground beef or another can of beans or tofu if vegetarian)
- ½ medium Onion
- 1 Green Pepper
- 1 Jalapeno
- 1 Stalk of Celery
- 1 - 28 oz. can Diced Tomatoes
- 1 - 8 oz. can Tomato Sauce
- 1 - 16 oz. can of Spicy Chili Beans
- 1 - 16 oz. can Kidney beans
- 1 T. Chili Powder
- ¼ tsp. Cayenne Pepper
- Salt & Pepper to taste

INSTRUCTIONS

1. Heat olive oil in large cooking pan.
2. Chop onion, green pepper, jalapeno and celery.
3. Add onion, green pepper, jalapeno, celery and turkey and cook thoroughly.
4. Add remaining ingredients and cook for 30-45 minutes.
5. Serve or freeze for a later date.

Serving Tip: Top with avocado, pepitas or feta cheese

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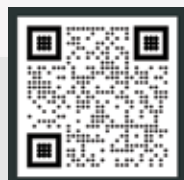
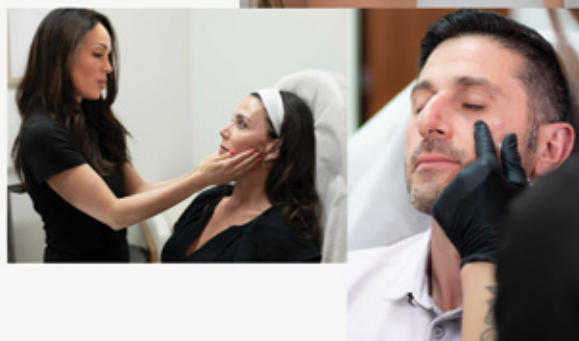
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Off-Leash Dogs

Please remember that it is against the law in Scottsdale and Maricopa County to have a dog off-leash (at large) in public. The Grayhawk Community Association is regularly made aware of unpleasant altercations between residents regarding this issue. While we understand the desire to let a dog run off-leash, it is more important to follow the laws and keep the peace with neighbors.

Owners are responsible for bites that may occur under any circumstances, to include dogs escaping from your yard. Please be considerate by keeping your dog leashed when you are walking your dog or using any of the greenbelts found throughout the community.

Also, please be aware that homeowners are responsible for actions of their guests and/or tenants. A guest is considered an individual who is at Grayhawk at the invitation of a resident and is using the association common areas or amenities. If a homeowner's guest or tenant violates the Grayhawk CC&Rs or community rules, or damages community property, the homeowners can and will be held responsible for their guest's or tenant's actions.



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Important Contact Numbers

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

Appaloosa Library	480-312-7323
Arabian Library	480-312-6250
Mustang Library	480-312-6050

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

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



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