



# Grayhawk Flight

September 2020

**Inside:**

*Election Policies*

*New Light Fixtures*



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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



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



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



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



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



**Cierra Austin**  
Administrative Coordinator  
caustin@ccmcnet.com



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



**Chantel Martin**  
Maintenance Assistant



**Martha Castaneda**  
Maintenance Assistant



# Manager's Corner



The summer has sure flown by and I cannot believe that we are almost in the fourth quarter of 2020. The temperatures have been brutal this summer in what has been the hottest year ever in the Phoenix area, and hopefully the weather will begin to get more comfortable soon. Football season will definitely look different this year, especially with no PAC 12 or ASU football games, and who knows if we will even have a World Series this fall. The holiday season is not that far away but it looks like this year is going to be unlike any holiday seasons we have ever experienced.

Despite having to operate and do things differently due to the COVID-19 pandemic, the Grayhawk Community Association (GCA) and the Retreat Village Association (RVA) have had a busy summer and will continue working on a number of projects throughout the rest of the year. Below is an update of some of the projects we have completed during the past several months, as well as some projects that are currently underway or planned for the near future:

- The community and neighborhood monument sign renovation project was completed earlier this year. All monument signs have a new brown color with white lettering, an updated stucco application, and a new stone style.
- The painting of the common area walls and view fences in the Ridgecrest, Monterey Park, Pinnacle, Featherwind and Montevina neighborhoods was completed earlier this summer. The common area walls and view fences in the Halcon, Volare and Crown Point Norte neighborhoods are scheduled to begin being painted later this year.
- DLC Resources has completed the annual tree trimming project. Thankfully, there have been very few monsoon storms so far this summer and we have not lost any community trees due to storms. The GCA and RVA will be reviewing future tree replacements with the Landscape Committee later this year.
- The GCA and RVA have approved the renovation/rebuild project for the Raptor and Talon Retreat guardhouses. As currently built, the guardhouses at the main Raptor and Talon entrances off of Thompson Peak Parkway are inefficient for the volume of traffic that is processed through these areas. After considerable review and discussion by the Operational Review Committee and both the GCA and RVA Board of Directors, it was determined that rebuilding and expanding the existing guardhouses, as well as revising the incoming traffic flow, was the most prudent and economical renovation to these guardhouses. The architectural firm hired for this project will be presenting the final plans and drawings for this project to the RVA Board of Directors at the September 14 RVA Board meeting.

Finally, the GCA normally has many wonderful community events planned for the upcoming months where homeowners get an opportunity to meet their neighbors, however, as you know this year has been much different than past years so the GCA's events have been primarily virtual events since social distancing is not possible at our typical larger community gatherings. The GCA will continue to provide a variety of virtual events until it is safe to hold our large in-person events, hopefully by early next year. We will be having a Halloween Trunk or Treat event on October 23, and we are in the process of developing and scheduling our holiday events in December. Keep an eye out for more information on these events!

We'll talk again soon.

*Michael Fee*

Grayhawk Community Manager

## GRAYHAWK ADVERTISING

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

## BOARD MEETINGS – SEPTEMBER 2020

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

### Grayhawk Board of Directors

Mon., Sept. 14 at 5:30 p.m. via Zoom  
Call the GCA Office at 480-563-9708 for more information.  
grayhawk\_board@grayhawkcommunity.org

### Grayhawk Board of Directors Executive Session Meeting

Mon., Sept. 14 at 5:00 p.m. via Zoom  
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

Mon., Sept. 14 via Zoom 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

Mon., Sept. 14 at 5:00 p.m. via Zoom  
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

Tues., Sept. 1 and 15 at 4:30 p.m.  
Call Stacey Harvey 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 Stacey Harvey at 480-563-9708  
for details.

### Edge Condominium Association Board Meeting

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

### Encore Condominium Association Board Meeting

Call Amcor Property Professionals at  
480-948-5860 for details.

### Tesoro Condominium Association Board Meeting

Call Kinney Management at 480-820-3451  
for details.

### Venu Condominium Association Board Meeting

Call Vision Community Management at  
480-759-8683

### 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.

### Grayhawk Community Association Board Members

David Van Omen  
President

Paul Alessio  
Vice President

Richard Zielinski  
Secretary

Jeanette Griswold  
Treasurer

Lou Ender  
Director

Derek Moore  
Director

Bob Mann  
Director

### Retreat Village Association Board Members

Arlene Smith  
President

Ira Mallin  
Vice President

Alan Fernandez  
Secretary

Barb Nelson  
Treasurer

Michael Loya  
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 – August 3, 2020

### Homeowner Forum

A resident inquired about the status of a home under renovation in Firenze. Stacey Harvey stated that the homeowner was in legal process with their contractor but she was in contact with them regarding completing the project.

A homeowner stated that there was recently an article in the newspaper regarding Airbnb rentals and a hotline number that homeowners can call when experiencing issues with a neighboring rental.

A resident inquired as to when the Architectural Review Committee might be making additional updates to paint colors. She also asked some questions regarding the violation process for homes that are starting to look outdated or show wear.

### Development Committee

David Van Omen reported that the Lennar Homes being built at Pinnacle Peak and Hayden are expected to start at about \$700,000 and 2,200 square feet. There will be about 90 homes in total in that development.

### Operational Review Committee

Dick Zielinski reported that the committee did not meet but is planning to meeting later in August.

### Landscape Committee

Arlene Smith reported that Phase II of the monument sign plant renovations has started at Peregrine. She also noted that a sidewalk at Hayden Road and Deer Valley Road has buckled and will be addressed by DLC Resources.

### Community Enhancement Committee

Stacey Harvey reported that the committee did not meet.

### Event Planning Committee

Sarah Van Duyne reported that Virtual Bingo, Mixology and the Jeff Toomey Zoom class had all been very popular. The Event Planning Committee is working on various events for the fall, specifically identifying various options in response to Covid-19.

### Communications Committee

Jennifer Sheets reported that now that there has been a little bit of a slow time from the pandemic chaos, the committee will start circling back to and finishing up various projects, including updated community photos, the community survey and the collaboration with the Architectural Review Committee.

### Architectural Review Committee

Paul Alessio reported that there were four meetings through June and July, with a total of 46 submittals.

### Budget/Finance Committee

Jeanette Griswold reported that the committee did not meet. A draft of the audit has been completed and the committee will be scheduling a meeting in August.

### New Business

A homeowner requested to be allowed to park their boat at their property more often than the three exemptions per year that are currently allowed for boat owners. The Board of Directors felt that having a boat parked in the community as often as the homeowner was requesting posed a potential safety hazard and could become a nuisance for neighboring properties. A motion was made and approved to deny the homeowner's request.

### Executive Committee

David Van Omen reported that the committee did not meet. Michael Fee gave an update on the previous strategic plan and noted that we would likely hold the next strategic planning meeting in the next couple months, if possible.

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## Treasurer's Report

Jeanette Griswold reported that the revenue was under budget mainly due to room rentals being canceled. The water usage costs were over budget mainly due to a lack of rainfall this summer. The main reason that landscape repairs expense was over budget was because of the microburst that took out many of the trees along Thompson Peak Parkway earlier this year. The GCA Community Enhancement Fund year-to-date deposits (through June) totals approximately \$454,470. The total balance is \$2,371,930.

## Management Report

Michael Fee reported that new carpet is being installed in the GCA office (including rental rooms) in September. Staff will have to clean out their offices so that furniture can be moved.

The stone on the front of the reception desk in the GCA office has been replaced with an updated lighter stone. This project was done at no cost to the GCA by the Rock Stone Company who was also the GCA's stone contractor for the monument sign renovation project.

## Homeowner Assessments

Your Grayhawk Community Association (GCA) and Retreat Village Association (RVA) assessments for the fourth quarter are due **October 1, 2020**. Please watch for your statement and make sure to pay your assessments on time. All payments not received are subject to late fees. If you have any questions regarding payments on your account, please call the GCA office at 480-563-9708. For payment options, including how to set up direct debit, please visit the payment section on the [www.ccmcnet.com](http://www.ccmcnet.com) website. Assessments are collected quarterly in January, April, July and October.



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## New Resident Orientation

Weds., Sept. 16 from 5:30 p.m. to 6:30 p.m.

### Virtual via Zoom

Join us via Zoom to learn more about your community and all it has to offer. Meet your neighbors, learn a bit about the association and win prizes! Just for joining you will be entered into a raffle for a \$50 Amazon gift card. We'll also have trivia at the end of the presentation where you'll have the chance to win even more prizes. Register at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) by Mon., Sept. 14 and the zoom link will be emailed to you on Tuesday, September 15.



## floo-id YOGA in the Park

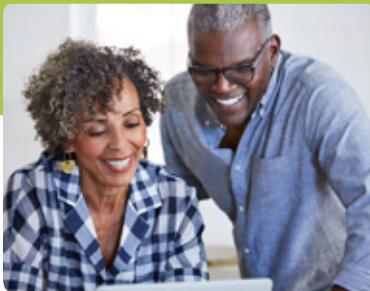
Sat., Sept., 19 from 9 a.m. to 10 a.m.

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. They offer a wide variety of classes to accommodate all ages and skill levels. Floo-id has offered to host classes at no cost just for Grayhawk residents! They also have a \$15 drop in rate Monday-Friday at 5:30 pm in the same location. 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 classes 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 each class at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) to help us coordinate with the instructors!

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### Aioli Gourmet Burger Food Truck

**Thurs., Sept. 24 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 Aioli Burger. Walk, bike, or drive down to the greenbelt to pick up your innovative burgers, healthy salads and dessert. We will be handing out FREE churro vouchers for the first 30 residents who show up and place an order. 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. Feel free to enjoy your goodies under shade trees in the greenbelt or take it home to enjoy. Check out the Aioli Burger menu ahead of time at [www.aioliburger.com](http://www.aioliburger.com). You can also order ahead on the Streetfoodfinder app and and take your order to go.

### Grayhawk Shredding Event

**Sat., Sept. 26 from 9 a.m. to 11 a.m.**

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

Most of us have recently found plenty of time to clean house and organize closets. If you are one of these people, we have a great way for you to offload some of your unneeded paperwork in a safe and secure way. Join us this month at the offices with Shred-it Document Destruction Services and clean out the clutter while safely social distancing. This will be a drive up, unload and take off service. Please register online at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) if you plan to attend. This is a free service for Grayhawk residents!



### Fall Cookie Decorating Kits and Virtual Class

**Registration: Sept. 1- Sept. 24**

**Kit pick up: Tues., Sept. 29**

**Virtual Class held on Weds., Sept. 30 from 4:30 p.m. to 6 p.m.**

Skip the baking and icing prep work and join us on making some sweet cookie art that's pleasing to the eye AND taste buds. This cookie decorating kit is baked to order by Smith-o-lator Cookies. Kits have a total of six fall themed sugar cookies, and there are three different shapes to decorate. The kits include enough supplies for one adult or two kid decorators. All kit orders will need to be picked up from the Grayhawk office on Tuesday, September 29 from one of two time slots: 8-10 a.m. or 2-4 p.m. The virtual instructional class will be held on Wednesday, Sept. 30 at 4:30 p.m. The first 25 kits are FREE! Just visit <http://bit.ly/ghcookies> to order. Once the free kits have been claimed, kits will be available for purchase at \$20 + tax. All Grayhawk orders (free and purchased) will be delivered to the Grayhawk office and available for pick up on Sept. 29 at the times listed above.



## SAVE THE DATE

Our fall events might look a little different this year, but the fun is not canceled. In lieu of the Pumpkin Patch, make plans to join us on **October 23 from 5 p.m. to 7 p.m.** for a **Grayhawk Trunk or Treat** with lots of extra FUN!

# Light Fixtures

As the Grayhawk community ages, the Architectural Review Committee has started to receive more submittals for minor updates to homes. From painted front doors to floating address numbers, the committee has approved many modifications of this type that have a big impact on the curb appeal of a home.

While the committee loves modern improvements and encourages homeowners to invest in their homes by updating and making modifications to their properties, they are also tasked with maintaining the aesthetics and architectural design continuity of the community, which means that occasionally they do have to deny a homeowner's request. It helps for homeowners to understand where to start when they are submitting for a modification, and the Grayhawk Community Association would like to help by offering some ideas about what may (or may not) be approved.

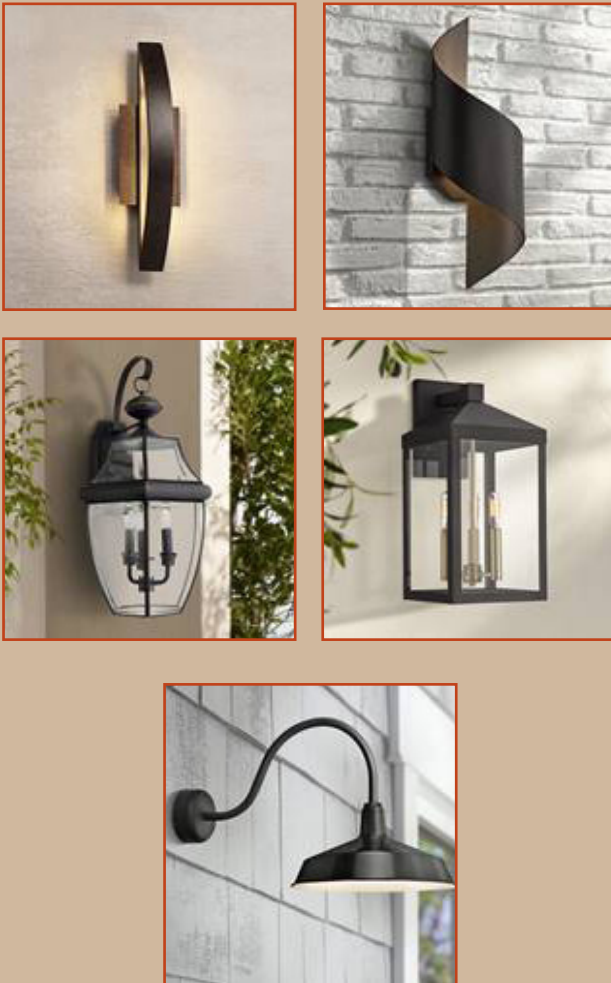
## Light Fixtures

The committee reviews light fixture applications at nearly every meeting, as fixtures are an easy and relatively inexpensive way to update the exterior of your home.

So what exactly is the committee looking at when they review a light fixture submittal? They want to ensure the light source is concealed, as this a design guideline requirement that applies both to The Park and the Retreat Village. They also look at the size, quality and style of the fixture as it relates to the architecture of the home. Often, lights are not approved because they are too modern to fit with the architecture of the home. The light fixture might be stunning, but it still has to look like it "belongs" on the house.

Below are examples of lights that are acceptable in most Grayhawk neighborhoods, and lights that are not.

**No**



**Yes**



Each neighborhood in Grayhawk has unique architecture, and while there are some common threads, often times what is approved in one community might not be in another. As always, any modification to the exterior of your home visible from the street or a neighboring property should be submitted to and approved by the Architectural Review Committee. You can find more information on [grayhawkcommunity.org](http://grayhawkcommunity.org) under Resident Services/Design Review or by contacting Stacey Harvey at [sharvey@ccmcnet.com](mailto:sharvey@ccmcnet.com).




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## The Election is Coming – What’s Allowed?

Restrictions on signage are fairly common in community associations like Grayhawk, as they help protect the aesthetics of the community. Typically, sign restrictions can be enforced like any other covenant but most states have adopted specific allowances as they pertain to political signage.

With the November 3 election right around the corner, we wanted to make sure that homeowners understand the policies on political signage and canvassing in the Grayhawk Community Association (GCA) and Retreat Village Association (RVA).

### SIGNAGE

The State of Arizona allows political signage 71 days in advance of the election date and three days after. For the upcoming November election, signage is allowed to be placed on a homeowner's property beginning August 25. There is no stipulation on how many signs a resident can place on their property, however, Arizona Revised Statutes, § 33-1808(C) states that “the maximum aggregate total dimensions of all political signs on a member's property shall not exceed nine square feet”. That can be one sign totaling nine square feet or nine signs all totaling one square foot each.



Arizona also stipulates that “A person has committed a class 2 misdemeanor if he is found to have knowingly removed, altered, defaced, or covered any political sign of any candidate for public office...” (Arizona Revised Statutes, § 16-1019). While you may not agree with your neighbor's political views, we ask that you please respect the difference of opinion and their right to display signage.

### CANVASSING

In accordance with Arizona Revised Statutes, § 33-1808(G) the Association cannot restrict door-to-door political activity, including solicitation of support or opposition for a candidate or issue. For the Retreat Village, the stipulation is that a resident of the Retreat must be present with the group canvassing at all times.

The GCA and RVA can, and do, require an identification tag for each person engaged in the political activity and ask that they clearly identify the candidate or issue they are supporting. While it is okay to hand someone materials when speaking face-to-face, we ask that you please not leave anything on the garage or door. Many Grayhawk homeowners are part-time, and this is a safety issue as it alerts potential burglars to the fact that a resident is not home.

**More information about these topics can be found at <http://bit.ly/politicalsignage> and [www.azleg.com](http://www.azleg.com).**



# 250+ Birthdays Celebrated Each and Every Month, Even in the Pandemic!

By Dan Shufelt, Arizona Helping Hands President and CEO

1,823 – that's the number of children in foster care whose birthdays have been made special already in 2020 by the Birthday Dreams program at Arizona Helping Hands. More than 250 boys and girls each month have received gifts and party packages, thanks to our efforts and Grayhawk's efforts.

The pandemic has affected every aspect of daily life. School is going virtual, social gatherings are eliminated and pizza party celebrations are out. Birthday celebrations are different this year. Every child has faced adjustments and new challenges, but consider the life of a child in foster care. On top of the everyday life difficulties caused by the pandemic, 14,000 children in Arizona are dealing with disruption, relocation and confusion from being placed in foster care. These are the kids we celebrate with our Birthday Dreams program. We make a special effort to let them know that they are important, their birthday is worthy of a celebration and that we love each and every one of them.

Grandma put in a request for Jayden, one of three grandchildren she is raising. She told us he would like a science kit, and also enjoys board games and football. Our volunteers shop through our warehouse bins to find the perfect gift to celebrate Jayden's ninth birthday. Unfortunately, in these days of the COVID-19 pandemic, our bins are pretty empty, and it is challenging to find gifts to fill these requests.

With so many employees working from home these days, and with the economic challenges faced throughout society, it will be very difficult to continue to make birthdays special at the rate we receive requests. I think of how sad it would be to not find the football for Jayden, or the craft set for Alicia. It's such a simple way to let children who have been abused and neglected know that we care about them, and we want to continue to find a way to spread the message that they deserve a happy birthday.



The frosting on the cake for our birthday program is a party package we call "Birthdays in a Bag." Included in this set is a cake mix, frosting, party favors and candles that we provide along with the gift package, enabling the family to have a homemade party and sing Happy Birthday to a child who may never have celebrated a birthday. Indeed, we have met youngsters who, even at age 8, did not know the words to the Happy Birthday song. Our supplies of Birthdays in a Bag also are depleted from the lack of support during the days of the coronavirus. This is such a simple way for a family to spread love to children in foster care. You can go shopping at the Dollar Store or similar low cost stores, fill a few bags and drop them off at the Grayhawk Community Association office or our warehouse.

I share the story often of a young family with two sons who show up at our warehouse every year on the boys' birthdays. They have told their boys that birthdays are a day to receive, but also to give. One-half of the money and gifts received is donated to Arizona Helping Hands to support our birthday program. Such a wonderful lesson to be taught – to share your blessings with those who are not as blessed as you.

Think back to how important your birthday was to you as a child. I still remember the joy I felt on my special day, opening a few presents and digging into a birthday cake made just for me. These are the pleasures that we make possible for boys and girls in foster care. These are the joys that we share with Jayden and hundreds of children in foster care each and every month, and the work that we need community support to continue – especially in these days!

Our biggest needs today are gifts for children age 9 to 18 – to make a child's birthday wish come true visit our Amazon wish list at [https://www.amazon.com/hz/wishlist/ls/21B27RTOAGTTY/ref=cm\\_nav\\_hz](https://www.amazon.com/hz/wishlist/ls/21B27RTOAGTTY/ref=cm_nav_hz)

Dan Shufelt is President & CEO of Arizona Helping Hands, the largest provider of basic needs to Arizona's children in foster care.

Learn more about the organization and donate today at [www.azhelpinghands.org](http://www.azhelpinghands.org).  
Contact Dan at [dshufelt@azhelpinghands.org](mailto:dshufelt@azhelpinghands.org).  
Follow Dan's blog at [www.azhelpinghands.org/blog-post](http://www.azhelpinghands.org/blog-post)







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## Our Desert, Our Home

By Victoria Kauzlarich, Volare



### Water Like a Monsoon, Create a Desert in a Pot

It is a difficult lesson to learn - living in concert with the natural world, rather than trying to dominate it.

Our natural world, here in the Sonoran Desert, seems inhospitable. Try as we might, we cannot bend it to our will.

Some of our attempts at bending are quite deliberate - like the folly of our previous homeowners who thought that planting day lilies in the desert would be a successful landscaping strategy. Others are just because we take for granted what we learned long ago in a place far away and try to apply it to this desert of ours.

There is no doubt that Mother Nature always wins. Our job as humans is to accept that and figure out how to succeed, given her rules of engagement. Which brings us to this month's topic: caring for plants in pots using Mother Nature as your tutor.

If Mother Nature had a slogan, it would likely be "adapt or die". It is what desert plants have been doing for thousands of years. Summer monsoons and winter rains are what our plants have learned to accept as normal.

A friend of mind recently observed that we'd hit that time of year when plants look particularly sad and, when they get even a little bit of rain, they look happy again. That visual evidence is exactly right. Let's consider how to give plants just what they need.

When you water plants, let your mantra be, "Water like a Monsoon." Yep, deluges handed out infrequently. It's what our plants want and it's what they need.

#### Plants in Pots

Let's focus on desert plants in pots. These principles also apply to landscape watering, but the basic ideas are best explained using potted plants.

I have 7 potted desert plants; only one of them is on an emitter. During warm weather, they get thoroughly watered every couple of weeks or when I remember. Whichever comes first.

This bit of laziness is deliberate. Desert plants can get dry and stay dry for long periods of time. If I miss that "every couple of weeks" timeframe, the plants don't mind. Many desert plants physically contract during dry periods and then plump themselves up again when it rains, per my friend's observation.

Desert plants need to be drenched and then allowed to dry out. Their root systems have adapted to dryness - so much so that if they get too much water over a protracted period, their roots will rot. How do you prevent rotting? The secret is in the soil.



## Mix Your Own

Once again, we're taking a lesson from Mother Nature, in this case from her desert's soil. Our Grayhawk soil is extremely sandy and, when it rains, it drains quickly, leaving behind a level of moisture that approximates a damp sponge. That's what we're trying to achieve in a pot.

I've been at this business of desert landscaping for about 7 years now and I've never once bought a bag of cactus mix.

Why? Because, oddly enough, it keeps plants' roots too dry.

Cactus mixes have a lot of peat in them and peat neither absorbs nor retains moisture. Water goes running through the pot but the soil doesn't get or stay moist enough, even for desert plants.

Desert plants in pots need fluffy soil. Potting soil is too dense (it retains too much moisture) for desert plants, but it is a good starting point. Amending potting soil with perlite creates the perfect combination for success.

The ratio of perlite to ordinary potting soil can be as high as 1:1. I generally mix about 1/3 perlite to 2/3 potting soil.

Your bare hands will tell you when the mixture is right: open a fresh bag of potting soil and put your bare hand in there, grab a fist full of soil and compress it into your fist. It will hold its shape and, as is, it is too dense for desert plants. The fix is easy; here's how.

You'll need a big container for mixing: a 5 gallon bucket, a litter box, or a large plastic waste basket will work. Dump a bunch of the potting soil into your large container, leaving enough room for mixing and adding. Start adding perlite - big scoops at a time. Mix the perlite into the potting soil after each addition and again, check it with your bare hands. Using the rough ratios I described above (no precision required; we're not baking a cake), you'll achieve a mixture that feels, literally, fluffy. When you've got it, you're ready to plant.

## How to Plant

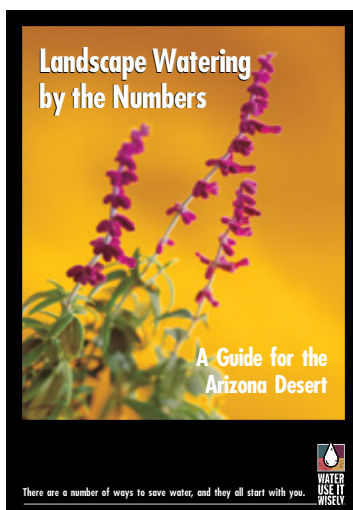
No need for crushed rock or other such drainage material. Put a small piece of newspaper or a coffee filter over the drainage hole. Your pot **MUST** have a drainage hole. If it doesn't have one, drill one. The water needs to run through the pot, leaving that damp sponge level of moisture.



*Blue Elf Aloe*



*Giant Elephant Food with Golden Torch Stems*



Select a pot that is big enough so that the dirt doesn't cook in our heat. A too-small pot almost always dooms a plant. The plant needs ample room to grow, so bigger is better. If your pot is too small, you're going to be repotting annually.

Now comes the counterintuitive part. Once you've got enough of your super-duper-DIY-potting mix to fill your pot, push it all down to compress it. Add some more and continue to compressing until you're ready to add the plant. Add the plant, add more dirt and compress some more.

Why? Your fluffy dirt texture will compress but the texture you've created won't be affected. Remember that business about roots rotting? Well, when you compress the dirt, you're removing air and even during periods of protracted rainfall (or overwatering), the roots won't be victimized by water trapped in the soil's air pockets because you will have removed them.

## The Finishing Touch

Now that your plant is potted, cover the soil surface with rocks. Any kind of rock will do. Once you add the layer of rock, you've created a closed system - one from which little evaporation occurs. The underside of the rock will remain cool and will keep a nearly ideal level of moisture for your desert plants to thrive - even for a couple of weeks during our hottest months.

Here, too, we're using Mother Nature's rules to help plants. Have you ever noticed how natural it looks for a plant to grow near a rock? Rocks retain moisture below the soil level and help plants thrive. Rocks in pots do the same thing.

## Want to Learn More?

Whether you have your very own landscape or not, "Landscape Watering by the Numbers" is a useful and insightful guide to watering in the desert. It has an especially useful watering schedule for plants new your landscape. They need more water more frequently to get off to a good start.

This guide is free and is available at the GCA office. You can also find it online, here: <https://wateruseitwisely.com/100-ways-to-conserve/landscape-watering-guide/>

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# Overseeding for Beautiful Fall Turf

By DLC Resources

## OVERSEEDING WINTER RYEGRASS

In Arizona, there are two primary varieties of turf grown throughout most landscapes, Ryegrass and Bermuda. While most of us find the desert summers to be less than hospitable, Bermuda turf feels right at home, flourishing with the scorching temperatures. In fact, Bermuda does not even begin to grow again until temperatures consistently reach at least 90 degrees. Ryegrass, on the other hand, cannot withstand the extreme summers and dies off each spring. The specific weather requirements for each turf creates two periods of transition for Arizona turf areas, one in spring and the other in fall. Now in September, the fall transition is coming right around the corner.

## OUR PLAN

As the temperatures steadily decrease, Bermuda turf will begin to slowly fade and enter dormancy for the winter. At this time, DLC Resources' crews begin the process of growing in new winter Ryegrass, known as overseeding, in the selected areas of Grayhawk.

When DLC starts to overseed, typically the irrigation in the turf areas is reduced by half, and mow heights are lowered to suppress the growth of the Bermuda and open up the soil for the Ryegrass. In addition, the turf is aerated to help the ground receive additional water and nutrients. After that, the Ryegrass seed is laid down.

As the grass germinates, we will be watering frequently to keep the delicate seedbed moist. You may see signs in these turf areas around the community as we encourage you not to walk or play on

these areas as the grass germinates and until the new grass receives its first mow, typically in 3-4 weeks. This allows uninterrupted growth for the turf and helps establish lush green parks and common areas.

In summary, Grayhawk's 2020 overseeding schedule looks something like this:

- Water programming will be cut back in half approximately 3-4 weeks in advance from the seed date. This slows Bermuda growth.
- Two weeks prior to the seed date, we will lower mow heights down to 2" height and turn off water to the Bermuda. This further slows Bermuda growth.
- We will do a final scalping down to 1" – 1½" height. The Bermuda canopy will now be gone and only stubble will remain. This allows rye seed to contact soil surface.
- We will perform an irrigation check, ensuring proper operations from controllers, valves and sprinklers.
- Around October 1 or earlier if possible, we will begin seeding. The first mow should be about three weeks after the seed has been laid, depending upon the seed germination progress.

## NOT ALL AREAS ARE OVERSEEDED

At Grayhawk, we follow an overseed rotation for several greenbelts and neighborhood parks, switching which areas get overseeded each year. Unlike Ryegrass, Bermuda turf does not die off each year, but instead falls dormant for the winter, like a hibernating animal gaining strength for spring.

Committing to the rotation schedule gives turf areas that are not overseeded the chance to rest and regain strength, resulting in a stronger and faster-growing Bermuda crop the next spring.

The overseeding schedule and areas are carefully selected in partnership with the Grayhawk Community Association and the Grayhawk Landscape Committee to ensure the community receives the best possible service and is able to enjoy Grayhawk's many beautiful turf areas. A map of the overseed rotation schedule can be found on the community website at [www.grayhawkcommunity.org](http://www.grayhawkcommunity.org) under Resident Services/Landscaping/Landscaping articles.



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# Natural Area Open Space

One of the most commonly asked questions in the Grayhawk community is “can someone trim back the dead tree or bush in the common area behind my house?”

The answer? Maybe.

If you live The Park (ungated) section of Grayhawk, we probably can. If you’re in the Retreat Village (gated community), your chances might be slimmer. That’s because much of the common area in the Retreat is Natural Area open Space (NAOS).

NAOS areas are continuous natural desert designated by the City of Scottsdale through the community development process. The land that is designated NAOS has to be preserved in its natural desert state and remain free from obstructions. No grading, filling, clearing, manicuring of plants, or excavation of any kind is permitted in the NAOS easement. The purpose of the NAOS areas is to blend nature throughout the communities, and help preserve native plant species and provide a natural habitat for the wildlife.

While some residents may find the lack of maintenance in NAOS a nuisance, it is actually a sought-after amenity for most home buyers moving to the area. NAOS provides privacy and up-close access to the flora and wildlife that many seek when moving to the northern part of Scottsdale and the Sonoran Desert.

Typically, the maintenance of the NAOS areas is the responsibility of the association, but maintenance is restricted. The association cannot trim back trees or overgrown plants unless they are deemed to be a fire hazard. Generally, maintenance is limited to the removal of man-made debris and parasitic plants, such as mistletoe, that can pose health concerns for the host plant. Dead plants, like saguaros that have fallen, cannot typically be removed because they serve as an animal shelter and habitat. There are exceptions to this guideline if the situation poses a health or safety concern. The Grayhawk Community Association regularly works with the City of Scottsdale to complete fire mitigation in the NAOS to remove any fire hazards in the NAOS areas.

From time to time, residents of Grayhawk make requests for the trimming and/or removal of trees and shrubs in NAOS areas. Requests are also often made for the removal of dead plant material from these areas. These requests are fielded by the Grayhawk Community Association management team and assigned to the association’s landscape contractor DLC Resources.

**Typical situations in which trimming/removal requests will be considered include:**

- Trees and shrubs that are a hazard or impediment to people, structures or sight lines.
- Branches or trunks that are endangering walls, roofs, paths of travel or sight lines.
- Dead, dry plant material which is concentrated in sufficient quantity to pose a fire hazard.

Requests for corrective actions should be based on the conditions listed above. In many cases, prior approval from a City of Scottsdale planning inspector may be necessary.

For further information concerning NAOS and the guidelines go to the City of Scottsdale’s website at [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov). Whether you live in The Park or the Retreat Village, please give the Grayhawk Community Association office a call at 480-563-9708 if you have any questions about the common area adjacent to your home. Our staff is happy to visit the property to assess whether the common area is NAOS, and determine if there is any maintenance we can perform.

**Please Note:** The goal for the Grayhawk community and DLC Resources, Inc. is to respect and protect the intent of the NAOS areas by preserving the native plant material and providing the proper habitat for the wildlife.



## Still Sweet and Salty

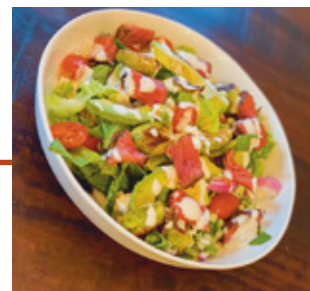
By Lori Bosch and daughter, Stephanie, Cachet at Grayhawk

We love a hearty, robust entrée salad. Since our favorite salad bar at Whole Foods has been closed, we needed to get a little more creative.

Salad bars are quick and easy, but making salads at home is a little more time-consuming. That's why Steph and I like to make salads together. One of us rinses while the other one chops; one of us makes the dressing while the other one plates the salads. It's more fun to prepare salads together and it goes twice as fast.

If you're a fan of anything steak, this loaded black & bleu steak salad is just for you. It has all of our favorite ingredients, but you can get creative. If you don't like Brussels sprouts, you can substitute another veggie! The grilled steak goes perfectly with the horseradish dressing and the bleu cheese adds a little zing. The roasted Brussels sprouts and avocado add flavor and texture. Why eat a regular steak and potato dinner when you can have this healthy, tasty black & bleu steak salad instead? We hope you enjoy it as much as we did!

And always, always, always know...if you fill a bowl with all of your favorite foods, you can't go wrong! We welcome your feedback, suggestions and recipe requests! Please feel free to email us at [boschl@me.com](mailto:boschl@me.com).



## BLACK & BLEU SALAD

**Prep time: 15 minutes**

**Cook time: 30-45 minutes • Servings: 2-3**

### Ingredients:

#### Salad:

- 1 romaine lettuce, washed and chopped
- 1 cup grape tomatoes, sliced
- 1/2 red onion, thinly sliced
- 1 avocado, sliced
- 12 Brussels sprouts, washed, trimmed and halved (roasting instructions below)
- 4 ounces blue cheese, crumbled

#### Steak:

- 1.5 to 2 pounds steak (filet or NY strip)
- Blackening season (we like Prudhomme's or Emeril's)
- 2 tablespoons olive oil

#### Creamy Horseradish Dressing:

- 1/2 cup plain fat free Greek yogurt
- 1 tablespoon white wine vinegar
- 3 tablespoons olive oil
- 1/2 to 1 tablespoon prepared horseradish (not the creamy kind)
- 1 garlic clove, minced
- 1/2 teaspoon salt
- 1/2 teaspoon freshly ground black pepper
- 1 - 3 tablespoons water to thin (if needed)

### Instructions:

1. Preheat oven to 400 degrees. Wash, trim and cut Brussels sprouts in half. Toss in 1 tablespoon olive oil and sprinkle with salt and pepper. Pour onto baking sheet and roast for 30-45 minutes. Let cool for 5-10 minutes before adding to salad.
2. Whisk together all dressing ingredients in a bowl EXCEPT the water. Add one tablespoon of water at a time, until it is a pour-able consistency.
3. Heat cast iron skillet for one minute on medium-high. Add olive oil, then pan-sear seasoned steaks for 2-3 minutes each side. We like our steak on the rare side, but cook to your preference. Set aside and allow juices to redistribute for 5 minutes then slice steak against the grain in 1/2 inch slices.
4. Assemble the salads by adding chopped romaine to 2-3 large serving bowls. Add all veggies and blue cheese. Top the salad with slices of steak and drizzle with the horseradish dressing. Serve immediately.

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## Sip and Tell

By Sue Lukenbill, Encore Resident

As I write this, the month of September is just around the corner. We are currently breaking records for heat left and right, and I can't even comprehend the fact that fall begins on September 22. With friends in other states pulling out their scarves, it's always a little bit hard to swallow the official start of fall with heat lingering here in Arizona, but this year seems downright unfair.

We had quite a few trips that we had to cancel this summer, and I'm sure we weren't alone. The one thing that saved my sanity was our trip to Oregon at the end of August to move our grandson, Joey, into Pacific University. With college football being off the table, I'm planning to put all of my energy into celebrating Labor Day, Grandparents Day and whatever else the month of September has to offer. I'm trying to stay positive! I am also ordering quite a bit of takeout (who wants to cook in this heat?) and occasionally dragging Bill out to eat.

One great local spot I had forgotten about is the **Tea Light Café**. Bill and I have been there a few times for dinner, but it has been a very long time. A Grayhawk couple mentioned to Grayhawk's Director of Communications Jennifer Sheets how much they loved it and we realized we'd never gone together.



Since 2006, it has been a family owned and operated restaurant that has been preparing "delightfully healthy meals" for the Scottsdale area. They pride themselves in using only fresh ingredients. Diners have voted **Tea Light Café** number one in Arizona for fresh, healthy and adventurous cuisine. I waited for Jennifer in the parking lot and watched people scurry in and out for takeout orders while I anxiously awaited my own lunch.

After looking at the menu choices, we ordered under the Bun section which is cool rice vermicelli noodles. I ordered the #2, the **Egg Roll Bun**, which is four pork or vegetarian egg rolls served on a bed of rice noodles with lettuce, carrots, cucumbers, bean sprouts, mint and cilantro; served with fish sauce and peanuts. I chose the pork egg rolls. It was very good, and I thoroughly enjoyed it.

Jennifer ordered the #3, the **Egg Rolls with Marinated Grilled Beef, Chicken, Pork or Tofu\*** which was two egg rolls and choice of grilled meat served on a bed of rice noodles with lettuce, carrots, cucumbers, bean sprouts, cilantro and mint; served with fish sauce and peanuts. Jenn chose the beef. She enjoyed her meal, especially the beef, which she said was very tender. She spiced hers up much more than I did. Both servings were huge, and there was definitely enough to take home for lunch the next day.

This Vietnamese restaurant is a fun little place to go for lunch or dinner. They have appetizers, soups, salads, steamed rice plates, and a kid's menu in addition to the Bun menu. Their herbs are selected for their digestive properties to enhance wellness, and they offer both gluten free and vegetarian options.

Next time you are out and about or looking for a delicious takeout option, I highly recommend you give **Tea Light Café** a try.

Until next month, stay safe and healthy.

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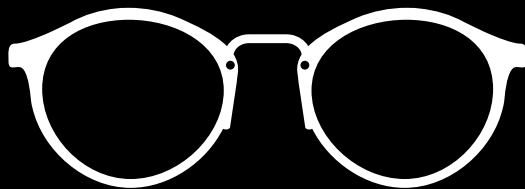


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