

Grayhawk Flight

September 2021

Inside:

*New Grayhawk
Elementary
Outdoor Space*

*Retreat Gate
Alert System*





Your #1 team for Grayhawk real estate!

Over 900 Grayhawk homes sold!
Supporting Grayhawk community events since 2000



Listed by HomeSmart

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Grayhawk listings!



July's highest sale:

\$1,775,000

21354 N 78th Street

4+bed/2.5bath single story
in Raptor Retreat

Grayhawk Update: July

Total sales: 25

Avg Sale Price: \$675,680

Avg List/Sale Price: 100.9%

Avg Days on Market: 30.3

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over 20 years



Andrew Bloom
Co-Founder, REALTOR



David Van Omen
Co-Founder, Associate Broker

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HOA board member for 15+ years

kw KELLER WILLIAMS.
ARIZONA REALTY



15333 N Perimeter Drive #130
Scottsdale AZ 85260

Features



19 Grayhawk Elementary

20 Monsoon Storm Response

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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



Stacey Harvey
Community Manager
sharvey@ccmcnet.com



Ashley Scott
Assistant Community Manager
ascott@ccmcnet.com



Jenn Sheets
Director of Communications
jsheets@ccmcnet.com



Sarah Van Duyne
Lifestyle Director
svanduyne@ccmcnet.com



Cierra Austin
Administrative Coordinator
caustin@ccmcnet.com



Richard Dearth
Maintenance Supervisor
rdearth@ccmcnet.com



Chantel Martin
Maintenance Assistant



Martha Castaneda
Maintenance Assistant

Manager's Corner



This month I felt it was important to remind homeowners about the importance of following the correct procedures when making exterior modifications to your property. As most of you know, if you are making alterations or improvements to the exterior appearance of your property, you must receive prior written approval from the Architectural Review Committee.

Even though you may have seen a similar modification at another house within Grayhawk, do not assume that you can do the same type of modification to your property. For example, there are light fixtures and courtyard gates that are approved in some neighborhoods but not approved in other neighborhoods. This is largely dependent upon the architecture and design of the houses within the neighborhood. Approved color schemes also vary depending upon the neighborhood.

Many times at Architectural Review Committee meetings there are a number of the modification submittals for changes to the property that had already taken place, and the homeowners were notified that they were in violation of the covenants because they had an unapproved modification on their property. While generally these modifications are eventually approved by the Architectural Review Committee, occasionally modifications that are already completed are not approved and the homeowners either have to remove the modification or make changes to the modification to bring it into compliance.

This results in an additional expense to the homeowners which could have been avoided if the homeowners had just called the Grayhawk Community Association office prior to making the change to their property to get information about the modification approval process. Please do not let this happen to you.

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 – SEPTEMBER 2021

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

Grayhawk Board of Directors

September 14 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

September 14 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

September 14 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

September 14 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, September 7 and 21 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

September 9 at 6 p.m. via Zoom
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 480-759-4945

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.

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

Don Morse
Director

Retreat Village Association Board Members

Arlene Smith
President

Michael Loya
Vice President

Marcia Thompson
Secretary

Don Morse
Treasurer

Steve Berk
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 2, 2021

Homeowner Forum

Pinnacle resident Tim Mouer commented on speeding issues throughout the community. He asked about potentially installing a speed sign with a solar panel that would show the driver their speed as they pass by. Don Morse noted that the Operations Committee is in process of pricing out a new mobile speed trailer.

Tesoro resident Pat Seago noted a recent article in the Wall Street Journal that detailed people renting their pools like one could rent their home. She asked if the Association had heard of this happening in the Grayhawk community. Stacey Harvey noted that no situations like this had been reported.

Development Committee

Paul Alessio noted that Street Lights residential start building a multi-family housing development on the east side of Scottsdale Rd. south of Legacy Blvd.

Don Morse noted that there is an RFP out for the design and engineering for the road connecting Pima Rd. to Hayden Rd. south of Cachet. The City of Scottsdale will be required to notify anyone that lives within 750 feet of the project.

Operational Review Committee

Richard Zielinski reported that the committee met in June and July. The committee will be making some recommendations to the Retreat Village Association Board of Directors regarding the gates. They are also soliciting bids for a new speed trailer. Director of Maintenance Richard Dearth has been doing sign inventory on the trail system following the recent storms to determine areas where the trails have been washed away and signs may need to be removed.

Landscape Committee

Arlene Smith reported that Grayhawk lost 70 trees in July storms. DLC has noticed a draining issue in the Firenze community and a mitigation project is in the works.

Community Enhancement Committee

Stacey Harvey reported that the committee did not meet.

Event Planning Committee

Sarah Van Dyne reported that she had received five submittals for the Father's Day contest, all of which were very cute.

The hair donation event had been successful, raising over \$600 for Barrow Neurological Foundation. One 7-year-old Grayhawk resident also joined her to have her hair cut and the donations were made to the local non-profit Crowns of Courage.

There were 25 residents in attendance at the mixology class at The Craftsman.

Lou Ender addressed the Event Planning Committee's concerns about the reduced budget for social events in 2021. The committee is asking to consider raising the budget back to the 2019 amount.

Communications Committee

Jennifer Sheets presented a quote for upgrades to the Talon Room A/V system. These upgrades would allow for an improved virtual option for the GCA and RVA Board meetings. There was extensive discussion regarding the needs for the Board meeting and also the other events and meetings that take place in the room.

Jennifer Sheets noted that due to parts taking so long to be delivered it would likely be two months before the installation would take place. The Board determined that GCA staff members would look for an improved conference phone as a temporary fix until more research could be done. Don Morse suggested that member of the Operations and Communications Committees visit a location that had a similar room and setup that was being proposed. Jennifer Sheets agreed to work on setting this up.

Architectural Review Committee

Paul Alessio reported that there were two meetings with a total of 15 submittals in July.

Budget/Finance Committee

Jeanette Griswold reported that the committee did not meet.

Executive Committee

David Van Omen reported that the committee did not meet.

David Van Omen reported that he, Arlene Smith and Stacey Harvey did participate in the Condo Board Presidents roundtable on July 14. Discussion included parking issues and architectural/design review.

NEW BUSINESS

COVID – 19 Business Continuity Plan Update

The Board discussed the next phase of the COVID-19 Continuity Plan, which included reopening the rental/meeting space. Jennifer Sheets explained the various groups and rentals that utilize the space on a regular basis and board members asked questions regarding their use of the space, including whether or not they had a shared office with staff, etc.

The Board of Directors acknowledged that the original decision to start the reopening process was made in early June, prior to the Delta variant and subsequent increase in COVID-19 numbers. Paul

Alessio stated that he was more comfortable going month-to-month until number were decreasing versus increasing.

A motion was made and approved to revisit the discussion regarding moving forward with the next step of the Covid-19 Business Continuity Plan at the September meeting. No indoor events or rentals will be held at the GCA Office until the board determines it is safe to do so.

Ad Hoc Charter Review Committee

A motion was made and approved to have Don Morse and Linda Shaw review the various committee charters to see if any updates need to be made. Both were involved in the creation of the charters and will be seeking input from staff and committee members as needed.

Boys and Girls Club Monument Sign

The Boys and Girls Club monument was part of the original inventory for the monument project which was completed in 2020 however, this monument was not completed at that time.

A motion was made and approved to accept the proposal from Graphic Directions Inc. for \$10,722.00 for the stucco finish and new lettering for the monument. The funding will come from the Community Enhancement Fund.

Tailspin Ramada Insurance Inspection

A recent inspection by our insurance provider, LaBarre/Okness, identified a liability that the association is required to remedy. The Tailspin tot-lot ramada has two areas of slab height variation, resulting in a significant trip hazard.

A motion was made and approved to accept a proposal from DLC Resources to remove the two slabs and replace with matching material for \$8,360.91, to be funded by the Community Enhancement Fund.

Storm Damage Reimbursement Request

The GCA office was notified the morning of Friday, July 23 that a tree branch had broken off of a common area tree and fallen into the yard and pool of a homeowner. off a common area tree behind his home and landed in his pool. The homeowner was away for 12 days and found the branch upon his return. The board discussed a request by the homeowner in regards to repairs.

A motion was made and approved to allow President David Van Omen to negotiate a settlement regarding the requested repairs.

GCA Holiday Light Proposal

Stacey Harvey presented a proposal from Custom Holiday Lights to install holiday lights throughout the Park and common areas.

The proposal included various additions including adding falling lights to the north and south corners of Grayhawk Dr, adding (2) trees of lights to the South corner of Grayhawk Dr., adding (2) tress of lights to the corner of Thompson Peak Pkwy., converting the lights to LED at Tesoro and Encore and adding lights to Vintage on 76th St.

A motion was made and approved to engage Custom Holiday Lights in a contract not to exceed \$50,000.000 for 2021 Grayhawk holiday lights, which will be paid from the Community Enhancement Fund.

Featherwind Tot Lot Shade Sail Repair

During a routine maintenance inspection, it was discovered that the cables on the shade sails at the Featherwind tot-lot were rubbing, causing tears in the fabric. The recent storms have damaged the shade sails even further. AZ Shade Design &

Consulting LLC has provided a proposal to replace two shade sails and raise two posts to eliminate the friction.

A motion was made and approved to accept the AZ Shade Design & Consulting LLC proposal for \$10,736.00 to be funded by the reserve fund.

Treasurer's Report

Jeanette Griswold stated that she did not have the June financial statements yet due to the system transfer at CCMC. The GCA has a year-to-date deficit of \$4,726.00.

Over \$269,486 was taken into the Community Enhancement Fund in May.

Management Report

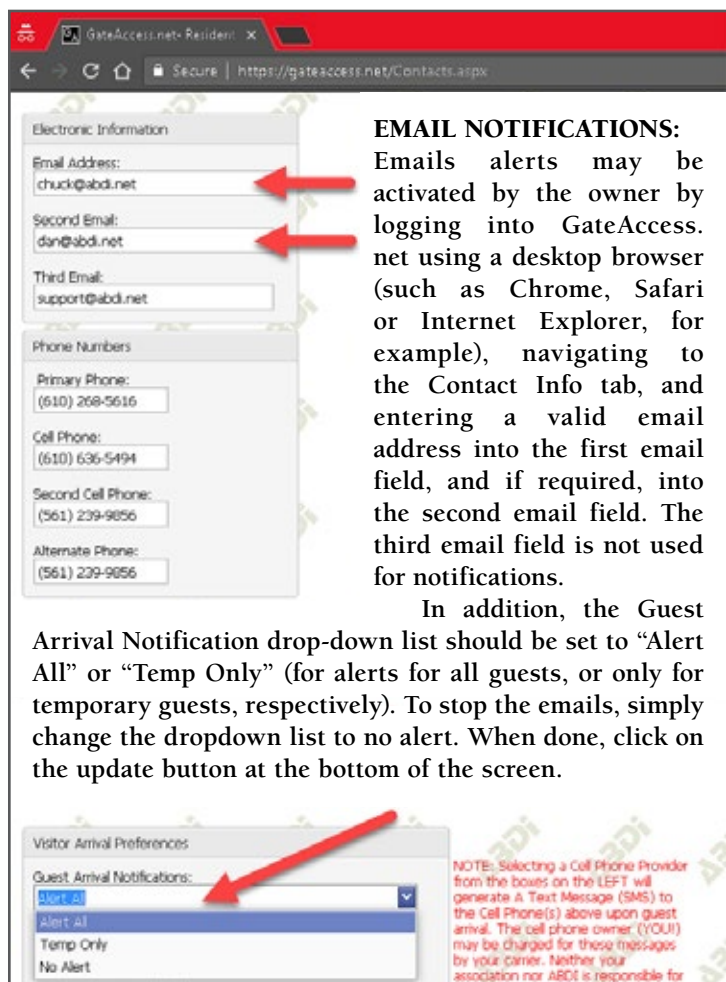
Stacey Harvey that Kasey Jo Hudson had been hired to fill the Covenants Coordinator position.

Staff recently hosted a very successful training for Trident Security staff and looks forward to additional trainings in the future.

Retreat Residents: Are You Being Notified?

If you live in the Retreat Village, you are hopefully utilizing ABDI (either online at gateaccess.net or through the ABDI Gate Access app) to add and remove guests and vendors from your approved guest list. For those that are on your list, the gate will not call you to verify they can visit your home, but you can opt to receive a notification upon their entry.

There are three types of supported notifications: emails, text messages and push notifications. Homeowners may choose to receive (or not) any combination of the above choices. The notifications allow for increased security as any resident gets alerted when someone is logged to his or her house. Please note that if a guest or vendor is logged into a different address (for example, a pool service company who services many homes in the community may be logged in elsewhere), then no notification will be sent to you as an owner at a separate property.



EMAIL NOTIFICATIONS:

Emails alerts may be activated by the owner by logging into GateAccess.net using a desktop browser (such as Chrome, Safari or Internet Explorer, for example), navigating to the Contact Info tab, and entering a valid email address into the first email field, and if required, into the second email field. The third email field is not used for notifications.

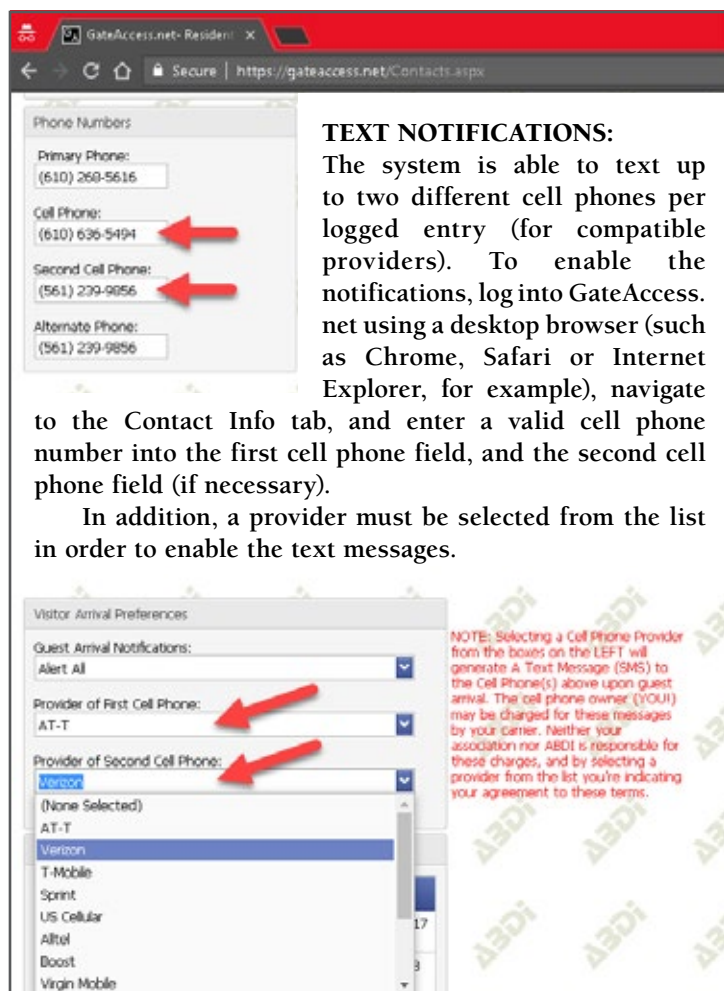
In addition, the Guest Arrival Notification drop-down list should be set to "Alert All" or "Temp Only" (for alerts for all guests, or only for temporary guests, respectively). To stop the emails, simply change the dropdown list to no alert. When done, click on the update button at the bottom of the screen.

Visitor Arrival Preferences

Guest Arrival Notifications: Alert All

Alert All
Temp Only
No Alert

NOTE: Selecting a Cell Phone Provider from the boxes on the LEFT will generate a Text Message (SMS) to the Cell Phone(s) above upon guest arrival. The cell phone owner (YOU!) may be charged for these messages by your carrier. Neither your association nor ABDI is responsible for these charges, and by selecting a provider from the list you're indicating your agreement to these terms.



TEXT NOTIFICATIONS:

The system is able to text up to two different cell phones per logged entry (for compatible providers). To enable the notifications, log into GateAccess.net using a desktop browser (such as Chrome, Safari or Internet Explorer, for example), navigate to the Contact Info tab, and enter a valid cell phone number into the first cell phone field, and the second cell phone field (if necessary).

In addition, a provider must be selected from the list in order to enable the text messages.

Visitor Arrival Preferences

Guest Arrival Notifications: Alert All

Provider of First Cell Phone: AT-T

Provider of Second Cell Phone: Verizon

(None Selected)
AT-T
Verizon
T-Mobile
Sprint
US Cellular
Alltel
Boost
Virgin Mobile

NOTE: Selecting a Cell Phone Provider from the boxes on the LEFT will generate a Text Message (SMS) to the Cell Phone(s) above upon guest arrival. The cell phone owner (YOU!) may be charged for these messages by your carrier. Neither your association nor ABDI is responsible for these charges, and by selecting a provider from the list you're indicating your agreement to these terms.

Please note some important details about text notifications:

Selecting a cell phone provider from the boxes on the left will generate a text message (SMS) to the cell phone(s) above upon guest arrival. The cell phone owner may be charged for these messages by your carrier. Neither your association nor ABDI is responsible for these charges, and by selecting a provider from the list you're indicating your agreement to these terms.

In order to avoid charging the community for large volumes of text messages, ABDI utilizes the EMAIL to TEXT feature offered by many providers. That means that rather than sending a "real" text message, we email the cell phone number at the provider's SMS gateway. Should text messages not go through on guest arrival, the customer is encouraged to log into his or her AT&T/Verizon/Sprint/T-Mobile/etc. account and ensure that the EMAIL TO TEXT feature is active.

PUSH NOTIFICATIONS:

In order to receive push notifications, the resident must download the ABDI GateAccess.net app.

Once the app is installed, and the owner is logged into it for the first time, push notifications will become active. The device settings will allow the owner to control the appearance of the notifications, whereas on an iOS device, for example, they can be controlled by going to settings-> notifications-> gate access and changing the alerts values.

All devices active on the account may be viewed and managed on the gateaccess.net website, under the Contact Info page.

Welcome Kasey Jo Hudson!



Grayhawk is excited to welcome Kasey Jo Hudson to the community. In her new role as the Covenants Coordinator, Kasey Jo will be responsible for implementing the covenant enforcement.

Kasey Jo was born in New Jersey but spent most of her life in Florida. She moved to the valley in 2009. Kasey Jo spent 15 years in the mortgage industry and also has a background in REO Asset Management.

Kasey Jo has two nieces and three cats (Puddy, Charlie and Pixie) that mean the world to her. She is a huge sports fan and spends a lot of her free time watching the Florida Gators, Philadelphia Eagles, Phoenix Coyotes and Philadelphia Flyers.

If you see Kasey Jo out and about, please be sure to make her feel welcome!

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Playday in the Park

Saturday, Sept. 11 from 9 a.m. to 10:30 a.m.

Monterey at the Park Tot Lot (The RED park), Corner of 73rd Way and Whistling Wind Way

Join your neighbors for a neighborhood play day at the Monterey Park Tot Lot. This tot lot is well shaded, and a great place for the kiddos to run off some energy. To top it off, we will provide some breakfast pastries, tasty snacks and cold refreshments! All ages of children are encouraged to join with their parents. Please register online at www.grayhawkcommunity.org by Sept. 9 so we can provide enough refreshments for everyone. We hope to see you there!

New Resident Orientation

Wednesday, Sept. 15 from 5:30 p.m. to 6:30 p.m.

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

Hop on Zoom to learn more about the community you live in. Meet your neighbors (virtually), 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. If you answer one of our trivia questions at the end of the presentation correctly you will be able to win additional prizes. Register online at www.grayhawkcommunity.org by Monday, Sept. 13

Grayhawk Shredding Event

Saturday, Sept. 18 from 9 a.m. to 11 a.m.

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

Join us this month at the offices with Shred-it Document Destruction Services and clean house while safely social distancing. This will be a drive up, unload and take off service. Each registered vehicle will be allowed no more than two bankers 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. Register online at www.grayhawkcommunity.org if you plan to attend or are interested in attending. Other necessary information will be e-mailed to all registrants as we get closer. This is a free service for Grayhawk residents, but we are accepting donations for our non-profit partner, Arizona Helping Hands. Items they are in need of include toothpaste, toothbrushes, baby diapers and baby wipes. Thanks to our sponsor, Cashman Partners- Russ Lyon Sotheby's group for making this event possible.



Grayhawk Single Sippers Club

Wednesday, Sept. 22 at 5 p.m.

Volanti Restaurant and Lounge

15000 N. Airpark Dr.

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! Join us to grab a bite to eat and a drink, all while meeting some new people. This is a great way to broaden your circle of friends and to try something new. Our reservation starts at 5 p.m., but you are welcome to join a little later if you cannot be there by 5 p.m. We must give the restaurant our final count of attendees by Monday, Sept. 20. Register online at www.grayhawkcommunity.org.

Food Truck Night - Rockin Rollz Lobster and Sushi

Thursday, September 23 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 Rockin Rollz Lobster & Sushi. Walk, bike or drive down to the greenbelt to pick up some lobster tacos, poke bowls, or super fresh sushi rollz that everyone can enjoy. 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 bring chairs or blankets to enjoy your goodies under shade trees in the greenbelt or while walking the path with family and friends.



Candle Chemistry Afterhours

Wednesday, Sept. 29 from 7 p.m. to 8 p.m.
Candle Chemistry shop in Kierland
15323 N. Scottsdale Rd., Ste. 140

Did you know that the sense of smell is the most sophisticated of the five senses, and the sense most closely tied to memory? From your favorite spa scent, to creating a scent from a beloved place or time in your history; with over 100 fragrances to choose from, the possibilities are endless with Candle Chemistry. Create your own custom soy candle or body product with a scent you create. This is an after hours party, so feel free to bring your favorite bottle of wine to enjoy. We will provide some tasty apps. This is a great opportunity to meet your neighbors and get to leave with a beautiful product created by you! Candle starting cost is \$23 and may vary depending on the products you choose to create. We must have at least eight participants to hold this event and registration is limited to 20 guests. Register at www.grayhawkcommunity.org by Monday, Sept. 27.

Movie in the Park

Fri., Oct. 1, Check in starts at 6 p.m. — Movie starts at 6:30 p.m.
Grayhawk Greenbelt at 78th Pl. and 78th Way

Kickstart your fall by joining us for a showing of “Hocus Pocus” on a 50 ft. movie screen! We will have Frosted Frenzy Cupcakes and Crazy Stuffed Bread food trucks serving up delicious eats for purchase, and we will be handing out free popcorn to top off the festivities. Don't forget to bring chairs or blankets to sit back, relax and enjoy the beautiful fall weather. Please also feel free to bring coolers and snacks to enjoy in your area (no glass please). We ask that everyone spreads out in an effort to allow separate parties to properly social distance in the lawn. Registration is limited so we are sure to have enough space for everyone. We will adapt accordingly to stay in line with current City and State mandates and recommendations in regards to Covid-19. Cost to participate is just \$2 per person; registration is required and walk ups cannot be accommodated. Registration is required by Tuesday, Sept. 28 online at www.grayhawkcommunity.org. Thanks to David Van Omen with Keller Williams AZ Realty for sponsoring yet another fantastic community event.

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Back to School!

Good luck to Grayhawk students of all ages as they go back to school this fall!



Amelia Dellaripa (ASU)



Caleb Dellaripa (mini scholars)



Ethan Achacoso (1st grade)



Evelyn Dellaripa (junior)



Fiona Dellaripa (2nd grade)



Graham Rule (age 7, 2nd grade)



Joshua Izenstark (4th grade)



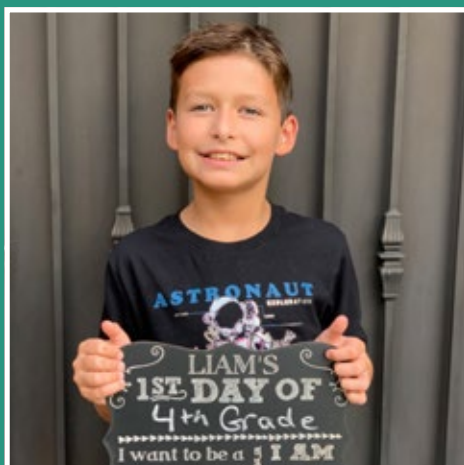
Keira (5th grade), Brady (1st grade),
Leila (3rd grade) McFarland



Landon Lewis (age 12)



Lexi Hanshew (age 15)
and Taylor Cowie (age 15)



Liam Rule (age 10, 4th grade)



Lily Lewis (age 10)



Logan Lewis (age 14)



Luke Lewis (age 16)

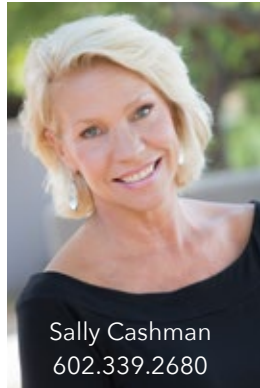


Parker (age 14) and
McKenzie (age 11) Morrison



Russ
Lyon

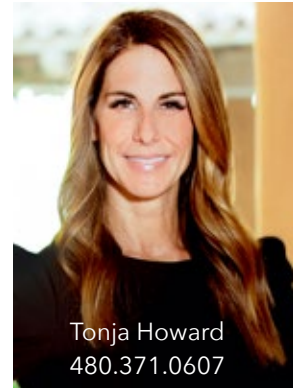
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INTERNATIONAL REALTY



Sally Cashman
602.339.2680



Kathleen Prokopow
623.363.6342



Tonja Howard
480.371.0607

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September 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
WHO TO CALL ROVING PATROL (480) 502-7685 GRAYHAWK ASSOCIATION (480) 563-9708 SCOTTSDALE POLICE (480) 312-5000			1	2	3	4
5	6	7 ARC Mtg. 4:30 p.m. GCA Office	8	9 Encore Board Mtg. 6 p.m. Via Zoom	10	11 Playdate in the Park 9 a.m. Monterey Tot Lot
12	13 GCA and RVA Board Mtgs. 5:30 p.m. Via Zoom	14	15 New Resident Orientation 5:30 p.m. Via Zoom	16	17	18 Shredding Event 9 a.m. GCA Office Parking Lot
19	20	21 ARC Mtg. 4:30 p.m. GCA Office	22	23 Food Truck Night 5 p.m. Corner of 78th Way/78th Pl.	24	25
26	27	28	29 Candle Chemistry 7 p.m. Candle Chemistry	30	Oct. 1 Movie in the Park 6 p.m. Grayhawk Greenbelt	



HEALTHY HINTS: What are Chia Seeds?

By Tina Uphoff, Grayhawk resident, Certified Health Coach and Fitness Trainer

Chia seeds are another excellent source of a healthy fat. Chia is an edible seed that comes from the desert plant *Salvia*

hispanica, a member of the mint family that grows abundantly in southern Mexico. Yes! They are the same seeds you saw growing on Chia Pets.

Chia is very rich in omega-3 fatty acids, even more so than flax seeds. Chia is so rich in antioxidants that the seeds don't deteriorate and thus can be stored for long periods without becoming rancid. Unlike flax, they do not have to be ground to make their nutrients available. Chia seeds also provide fiber, as well as calcium, phosphorus, magnesium, manganese, copper, iron, molybdenum, niacin, and zinc. When added to water and allowed to sit for 10 minutes, chia forms a gel, which works well as an egg replacer in many baked goods.

Chia seeds are incredibly easy to use and can be added to smoothies, salads, and even breakfast cereals. You can buy chia seeds in many health food stores. They are usually located in the raw foods or bulk sections. If you don't have a health food store near you, you can get chia seeds via an online retailer such as Amazon.

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



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Chocolate Chia Pudding

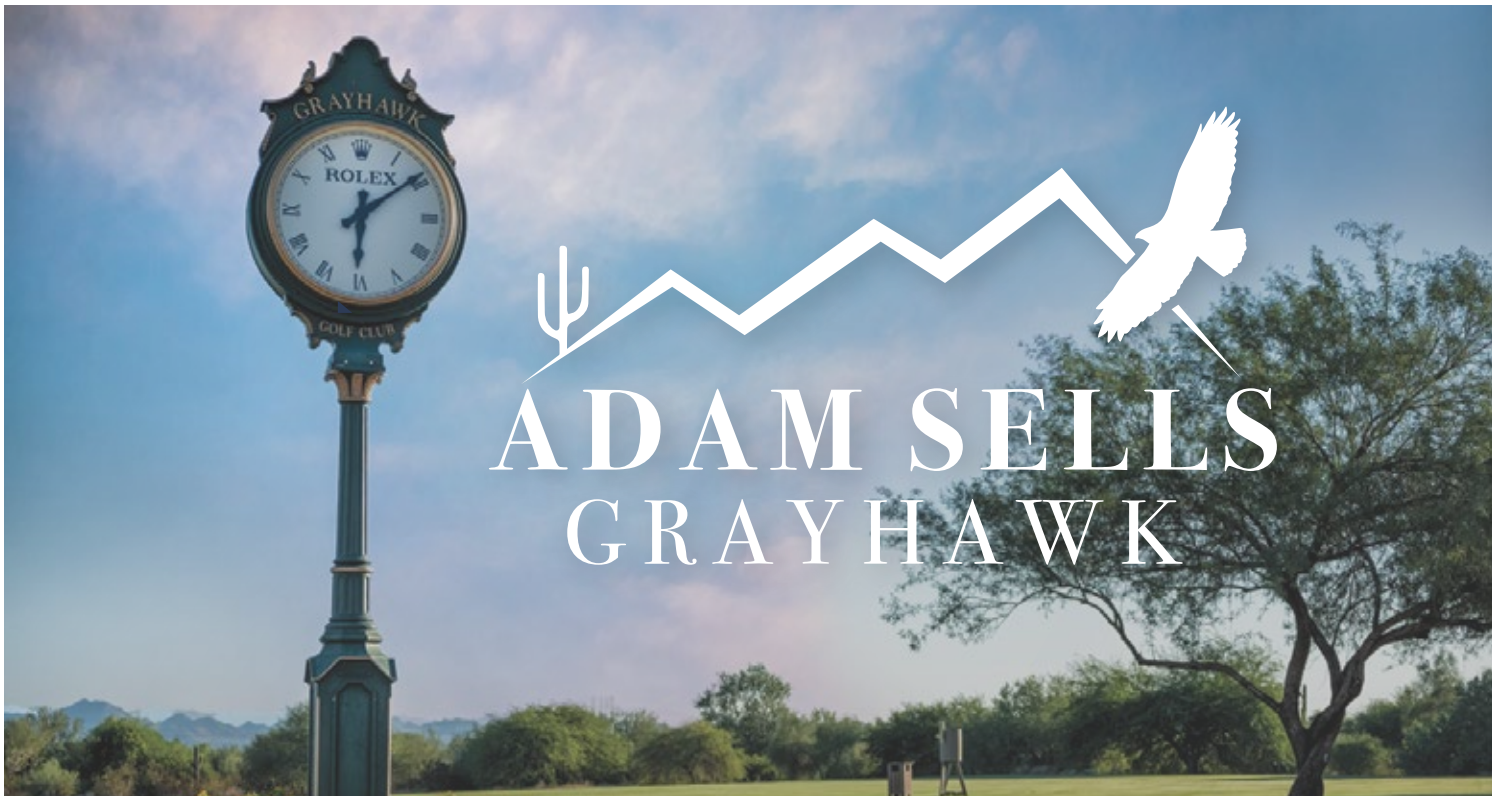
Serves 1

INGREDIENTS:

- ¼ C chia seeds
- 8 oz coconut milk
- 1 TB maple syrup
- 1 TB raw cacao powder
- ½ C chopped strawberries or bananas (optional)

DIRECTIONS:

Place the first four ingredients in a mason jar with a tight-fitting lid. Close and shake well to combine, then store in the fridge overnight. Top with fruit in the morning and enjoy.



THIS IS WHY WE LIVE HERE

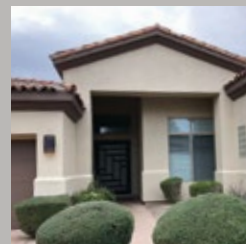
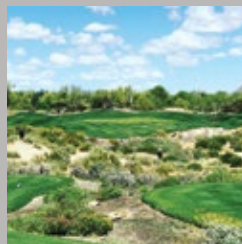
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HOMEOWNER ASSESSMENTS



Your Grayhawk Community Association (GCA) and Retreat Village Association (RVA) assessments for the fourth quarter are due **October 1, 2021**. 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.ccmcn.net website. Assessments are collected quarterly in January, April, July and October.



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Grayhawk Elementary



Two years ago, parents and teachers participated in a survey to find out what improvements could be made at Grayhawk Elementary to positively impact our School. The survey revealed that our families would like a multipurpose outdoor space.

In 2021, a research team formed, the idea of an outdoor classroom emerged, and is now becoming a reality! The next time you drive past the school, you will notice that the portable pods next to the parking area off of 76th street are gone! The space is being transformed! This area (East of the main school building) will become a 10,000 square foot, high-tech, environmentally friendly, engaging, Outdoor Classroom for our Grayhawk teachers and students to learn and enjoy year round.

Thanks to the architecture expertise and help from MRT Design, the center of this special Outdoor Classroom

there will feature a 30 foot cooling tower with solar panels that gives us the ability to keep the space 20-30 degrees cooler than the outdoor temperature. The tower uses both evaporative and radiant cooling. The design element will serve as a teaching and learning tool as well as allow for the space to be utilized year-round. The arena (stage like seating area) by the tower will have capacity to seat 80-100 people and will be shaded by the solar panels.

The Outdoor Classroom will have several other areas outside the arena that will include a global/map section, a Wall of Knowledge, Simple Machines, gardening and agricultural space, and a reading/small group area. We are thrilled to have support from the community as this huge transformation takes place. We are ready to expand our learning beyond the four walls of the classroom. If you have questions about the project, please feel free to contact the Grayhawk PTO at outdoorclassroom@grayhawkPTO.com

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A lovely, pruned tree at Grayhawk.



Our Monsoon Storm Response

By John Eubank, DLC Field Manager

Last year we found ourselves complaining about the lack of monsoon moisture, even dubbing it our “nonsoon.” But, the Monsoon season has certainly made an appearance this year, and Grayhawk has had more than its fair share of the challenges storms can bring.

Although we are grateful for the rains, summer storms are often accompanied by high winds that can result in serious destruction. Downburst winds, which happen when a large amount of rain falls in a single area, can produce gusts over 70 miles per hour. That’s close to qualifying as hurricane force!

Wind damage resulted in the loss of 63 trees throughout Grayhawk in July. Even though Grayhawk boasts more than 8,000 trees in its arbor inventory, the result is still unfortunate. After the winds came minor flooding and erosion in some areas. In late July, Grayhawk received more than two inches of rain in three days. That’s a staggering amount in such a short time in any year, but particularly after last year’s dry weather.

Preparing for the Storm

What can be done to mitigate the negative effects of such unpredictable environmental forces? Several things, actually.

At DLC Resources, we understand that the monsoon season is a time of volatile weather, and we make preparations well in advance. One of the best tools in our arsenal is structural pruning for trees. Many native trees grow quickly and develop a dense, heavy canopy that catches the wind and is easily toppled. But regular pruning can help thin the canopy, making it lighter and allowing wind to pass through branches. Then winds blow through, rather than pushing the tree over.

Tree pruning below 12 ft. happens routinely throughout the year to lift canopies and keep them out of the way for vehicles and pedestrians. But at least once a year, our specialized arbor department comes through Grayhawk with equipment and skills allowing them to prune branches over 12 ft. This crown thinning is essential to protecting your trees as much as possible from wind damage.

In addition, keeping trees healthy also gives them their best shot at surviving the monsoon season. Our arbor department also uses GIS mapping to identify each tree in your community so we can be aware of the unique differences such as susceptibility to pests, disease or just general care needs.

The Aftermath

Once any severe weather is over, our on-call emergency team is on hand to respond to urgent needs such as trees blocking streets or sidewalks. Of course, most storms come through late in the day or evening. The following day your on-site crew will begin to clean up non-emergency damage. Priority issues include cutting up trees that may have toppled over and trimming branches. This summer, we worked several weekends at Grayhawk and brought extra crews from our arbor department to clear the damage more efficiently.

Another essential part of the restoration effect is documenting what trees were lost with our GIS mapping software. It's important to have a historical record of your tree inventory so stump grinding and removal and later replanting can occur.



Before tree with typical seasonal growth, after tree with crown thinning



Greetings from "Our Desert, Our Home"

I'd planned a column on watering trees - particularly on how to water them to ensure their ongoing health and make them more resilient to storms and storm damage. That will instead appear in October, complete with a rip-roaring discussion of irrigation emitters! I know. I know. You can't wait, right?

Seriously, this month, I'd like to draw your attention to a column by our community landscaper, DLC, on the subject of their Monsoon storm response. Give it a read, won't you?

Until next month, then.

Victoria

Watering Correctly

We also can't forget about the best part of the crazy weather-the rain! Rainfall is so beneficial for your landscape. It has sulfur and other minerals and helps wash away the salt from our soil. Your thirsty grass, plants and trees are so much happier with natural rainwater.

Our water department carefully monitors rainfall and, in combination with trained irrigators on the ground at Grayhawk, delivers just the right amount of water for your landscape. Typically, we can shut off the irrigation system for one cycle per .5 inch of rain. In July, the irrigation saving at Grayhawk exceeded \$17,000!

Be sure to monitor the plants/trees in your own yard to ensure roots are not sitting in water for too long. Overwatering can be as harmful as underwatering in some cases, particularly for saguaros.

Even though residents experience the effects of the Monsoon's powerful storms in the summer, your DLC Resources team is thinking about it all year long. From our ISA-certified arbor crews to utilizing GIS mapping to track trees to irrigators checking rainfall to save you money, we're constantly working to help mitigate and then quickly recover from storm damage. Although we can't control the weather, we're doing everything in our power to protect and enhance Grayhawk's landscape-stormy weather or not.



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Still Sweet and Salty

By Lori Bosch and daughter, Stephanie, Cachet Residents

This super easy shrimp recipe is for anyone who loves a lemony, buttery garlic sauce. It's light and delicious and can be made with shrimp or chicken, or served as a side dish of pasta without any protein. It can be your main course, or skip the pasta and serve the shrimp as an appetizer with bread or crostini. If making this sauce with shrimp, look for fresh wild caught deveined shrimp to save you the hassle of peeling and deveining. You can also use frozen peeled and deveined shrimp. This dish pairs well with your favorite white wine and a salad. Last time we made it we enjoyed it with a blue cheese wedge salad. Even though this is a quick and easy recipe, your family and friends will think you're a gourmet chef when you serve them this beautiful, tasty dish! Bon Appetit!

And always, always, always keep it simple, but make sure it's pretty and tasty!

We welcome your feedback, suggestions and recipe requests! Please feel free to email us at boschl@me.com.

Tuscan Shrimp with Linguini

Prep time: 10 minutes Cook time: 10-12 minutes

Servings: 4

INGREDIENTS:

- 30-40 large fresh, or thawed peeled and deveined shrimp (pat dry)
- 1 package (16 ounce) Italian linguine
- 4 tablespoons butter
- 1 ½ tablespoons olive oil
- 4 cloves garlic minced
- 14 ounce can of diced San Marzano tomatoes
- Juice of 1 ½ lemons
- 1 ½ teaspoons salt
- 20 grinds of pepper
- 1 cup grated parmigiano-reggiano

INSTRUCTIONS:

1. Boil water and cook linguine according to directions on the label. Time the cooking of the pasta so that it will be al dente (not soft, still chewy) and done cooking just as your sauce is finished.
2. While pasta is cooking, heat a large skillet over medium-high heat. Melt butter and add the shrimp and sauté two minutes on each side, until just cooked through and pink.
3. Add the olive oil to skillet and heat to medium high before adding the garlic to cook for one minute.
4. Add the tomatoes and lemon juice and cook for one more minute. Add salt and pepper then remove from heat.
5. When pasta is drained, add it to the skillet. Add the grated cheese and toss. Serve while hot.



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Sip and Tell

By Sue Lukenbill, Encore Resident

I start September with open arms as I look forward to fall, which officially begins on September 22, but as we know won't really start for some. It is true that this month we still will feel the heat, but we remember that this month is the turning point. Our nights start to get longer, and we can at least image cooler air blowing from the end the proverbial tunnel. For this 'ol gal, this summer has been way to hot.

September always seems like a slow month, but in reality, there are a few things going on. We have Labor Day, Grandparents Day, Rosh Hashanah and Yom Kippur. This year we'll also be commemorating the 20th anniversary of 9/11. At sundown, the annual "Tribute in Light" will once again illuminate the sky in commemoration of the anniversary of the attacks.

I have continued to enjoy dining out this summer because, well, restaurants have air conditioning. For my review this month, Grayhawk Director of Communications Jennifer Sheets and I visited **Sugar Jam**. It is a bakery and bistro serving breakfast, sandwiches and sweet treats in a bright, relaxed space. It's a little gem that I had never heard of, but Jennifer saw had great reviews and suggested we go. I'm so glad that she did! The atmosphere is fun, the food is fantastic and it's a great place to hang out. They have happy hour from 3– 6 p.m. and live music every Thursday and Friday evenings and on Saturday and Sunday.

If you're a fan of southern comfort food like Jennifer Sheets, then this is must try restaurant. They have three different menus, one for lunch, dinner and brunch. We went for lunch and I ordered the Shrimp Po' Boy. It was succulent 5 pc fried shrimp on 6" French roll layered with tomato, romaine lettuce, and chipotle tartar remoulade sauce. It was served with apple slaw and a side of your choice. I chose the Cowboy Baked Beans as my side which were to die for. I loved the shrimp and seasoning.



Jennifer Sheets ordered the Fire Kickin' Pulled Pork Sandwich with Collard Greens as her side. The sandwich was applewood smoked pulled pork, sautéed with onions and their Kickin' BBQ sauce.

We both thoroughly enjoyed our lunches. I noticed that quite a few people were enjoying the 6 piece Down Home Chicken Wings and Fries, which did look delicious. Other lunch menu items include a Catfish Po' Boy, Southern Chicken Cranberry Walnut Croissant, Brian's Big Bowl (mac 'n cheese layered with cowboy beans, pulled pork and apple slaw), burgers, salads and many other delicious looking options.

The supper menu (served Wednesday through Friday and the second Saturday each month) has additions like Grandma's Three Savory Smothered Chicken and Salisbury Steak. Their brunch (served Saturday and Sunday 9 a.m.-3 p.m.) includes popular dishes like the Big French Toast Sandwich, Pulled Pork Hash and Creole Shrimp and Southern Grits topped with Seasoned Crab. They do have a children's section on each menu as well.

Sugar Jam also has a bar that serves local brews, signature cocktails, wine and a variety of mimosas. Their bakery serves large and personal sized pies, cookies, cupcakes, cinnamon rolls and, of course, sugar jams.

I generally wouldn't consider myself a southern comfort food fan, but I highly recommend that you head over to Sugar Jam. The staff really looks like they pay attention to details and the food is great. Just make sure you check the hours before going, because they are different each day and then are closed Monday and Tuesday. Until next month, stay cool and hydrated!

Sugar Jam

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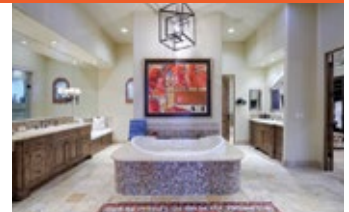
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