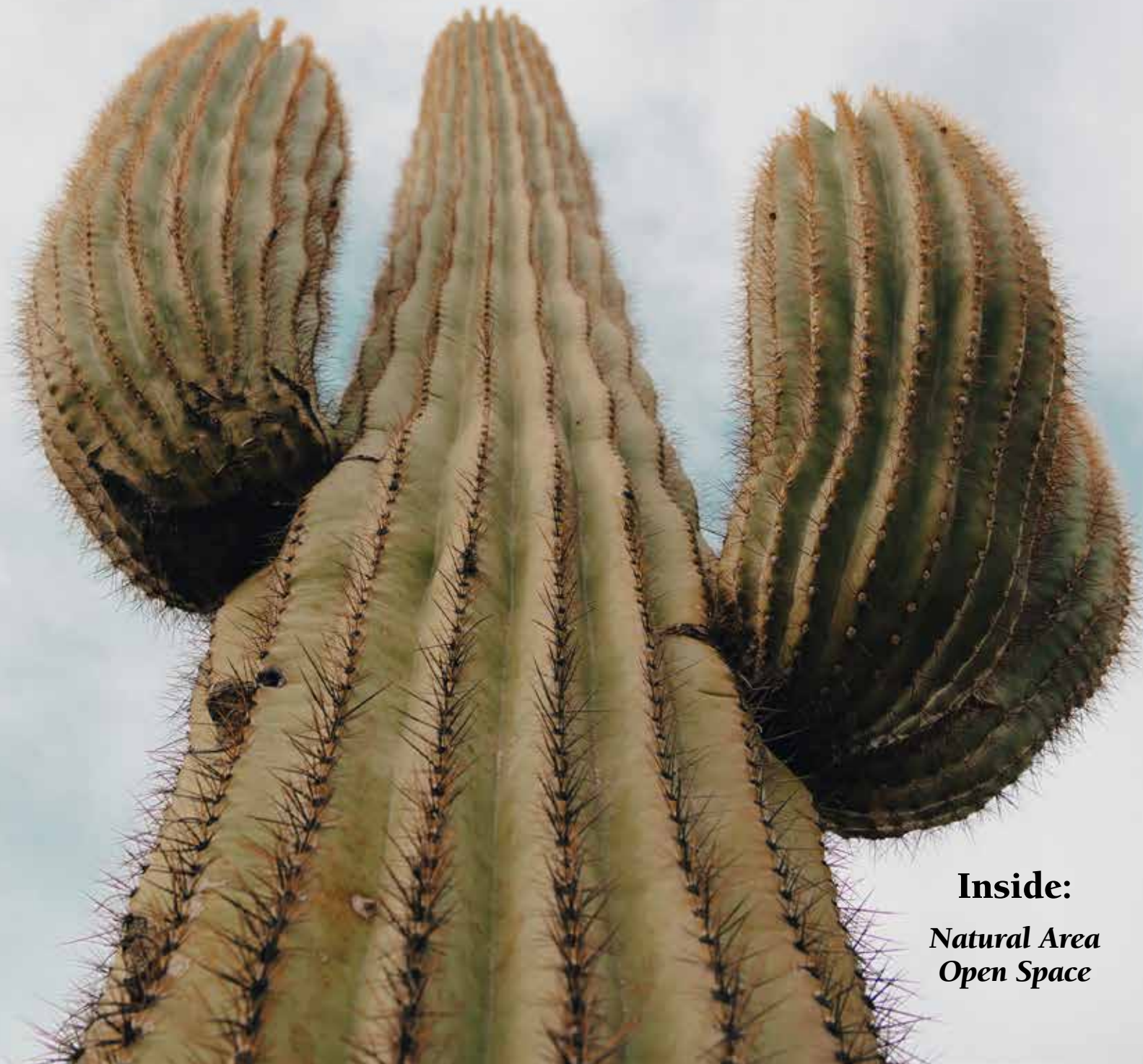


Grayhawk Flight

September 2022



Inside:

*Natural Area
Open Space*



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Features



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Grayhawk

16 Home Modifications

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Grayhawk Community Association

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www.grayhawkcommunity.org

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Fax (480) 563-9709

Talon Guardhouse/Roving Patrol
(480) 502-7685

Raptor Guardhouse
(480) 502-5078

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

GRAYHAWK STAFF



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Chantel Martin
Maintenance Assistant



Martha Castaneda
Maintenance Assistant



Manager's Corner



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 modification submittals for changes to the property that had already taken place, and 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 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 homeowners which could have been avoided if 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 2022

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

Grayhawk Board of Directors

Monday, September 12 at 5:30 p.m. Call the GCA Office at 480-563-9708 for more information.
grayhawk_board@grayhawkcommunity.org

Grayhawk Board of Directors Executive Session Meeting

Monday, September 12 at 5 p.m.
The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A)(3).

Retreat Village Board of Directors

Monday, September 12 following the GCA Board meeting. Call the GCA Office at 480-563-9708 for more information.
retreat_board@grayhawkcommunity.org

Retreat Village Board of Directors Executive Session Meeting

Monday, September 12 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 Dwyne at 480-563-9708 for more information.

Landscape Committee

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

Operational Review Committee

Call Ashley Scott at 480-563-9708 for more information.

Architectural Review Committee

Tuesday, September 20 at 4:30 p.m.
Call Ashley Scott at 480-563-9708 for more information.

OTHER ASSOCIATIONS

Avian Condominium Association Board Meeting

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

Cachet at Grayhawk Condominium Association Meeting

Tuesday, September 27 at 5 p.m. in the Cachet Clubhouse. Call FirstService Residential at 480-551-4300 for details.

Crown Point Board Meeting

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

Edge Condominium Association Board Meeting

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

Encore Condominium Association Board Meeting

September 19 at 6 p.m. via Zoom.
Call Associated Property Management
480-941-1077 for details.

Tesoro Condominium Association Board Meeting

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

Venu Condominium Association Board Meeting

Call Vision Community Management at 480-759-4945

Village at Grayhawk Condominium Association Board Meeting

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

Vintage Condominium Association Board Meeting

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

2022-2023 Grayhawk Community Association

David Van Omen
President

Paul Alessio
Vice President

Derek Moore
Treasurer

Richard Zielinski
Secretary

Randy Brown
Director

Lou Ender
Director

Don Morse
Director

2022-2023 Retreat Village Association

Michael Loya
President

Don Morse
Vice President

Richard Fowler
Treasurer

Steve Berk
Secretary

Jim Ball
Director

VISION

Grayhawk: a Sonoran Desert home to vibrant southwestern living with an uncommon commitment to community.

MISSION STATEMENT

Grayhawk Community Association strives to enhance quality of life and community strength through inclusion, participation and pragmatic stewardship of human, financial and environmental assets.

Grayhawk Master Association Board of Directors Meeting – August 1, 2022

Development Committee

David Van Omen reported that Chula Seafood was slated to open on August 4 at Hayden Peak Crossing. It was also mentioned that Pitch would be opening a location in the Cavasson development.

Operational Review Committee

Richard Zielinski reported that the committee met in June and July. They discussed the current status of the Guardhouse Project as well as the date being scheduled for the Talon Room audio visual installation.

Don Morse and Richard Zielinski recently met to discuss the current collection procedure and make recommended changes to the policy. The updated document will be sent to the legal team for review.

The committee also started to review options for the Grayhawk Drive paving project in the Retreat Village. The committee recommended the RVA board engage a third

party to perform core drilling, assessments and provide recommendation at a cost up to \$15,000.

The Operations Committee reviewed a request to add an adjustable basketball hoop at the Ridgecrest court. The hoop is lockable and would only be adjusted by GCA staff. The additional net would benefit the younger children in the community that are too young to utilize the existing 10 foot nets. A proposal from CT Custom Courts and Tile, who has performed all the GCA and RVA re-surface work on the courts in the

Past was received for \$9,200.00. The breakdown is \$3,500.00 for hoop and installation, \$5,500.00 for color/seal and crack repairs on entire court plus tax. The color/seal and crack repair is a reserve item and identified for 2022 in the reserve study with the remainder being a community enhancement expenditure.

A motion was made and approved to

approve both the expenditures with a fixed net between 6 and 7 feet instead of the adjustable.

Landscape Committee

Arlene Smith reported that she had some concerns about the condition of the grass in many areas throughout the community, including areas with brown or bare spots and crab grass. She stated that this has previously been discussed with DLC Resources and while some measures have been taken, including the seasonal turf rotation program and pre-emergent, the problem persists. She suggested that perhaps a soil analysis might be needed.

David Van Omen noted that in many areas that have issues with turf, there is significant canopy from the surrounding trees, prohibiting proper growing conditions for turf in those areas. Ashley Scott noted that DLC Resources does have plans for a

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presentation with options at a future committee meeting.

Arlene noted that status of multiple projects approved at the June board meeting, including culvert cleaning and the Pinnacle turf reduction project.

Community Enhancement Committee

Ashley Scott reported that the committee did not meet.

Event Planning Committee

Sarah Van Duyne reported that the beach themed wine tasting had been a lot of fun. There were two free movie nights at Harkins 101 (June and July) and approximately 90 people attended each.

Upcoming events include free breakfast from Chick-fil-A for back-to-school and a craft with Pinspiration.

Communications Committee

Jennifer Sheets reported that the Guardhouse Project section of the website is typically being updated once a week. Audio visual equipment is being installed in the Talon Room on August 18 and 19 and the conference room install will take place at a later date.

Facility rentals are starting to pick up now that the spaces are open.

Architectural Review Committee

Ashley Scott reported that there had been 32 submittals over three meetings since June. The committee is seeing a lot of submittals for split A/C systems and generators.

The committee is still reviewing new paint colors for a few additional Grayhawk neighborhoods and is hoping to have all of the updates completed by the end of September.

Budget/Finance Committee

Derek Moore reported that the GCA Board-approved reserve study update was reviewed and as anticipated the percent funded has decreased with the rise in inflation. The budget finance committee agreed that the Board-approved three year study update will be extremely valuable in future years.

A motion was made and approved to approve the 2023 GCA and Pinnacle reserve study updates as presented by Association Reserves.

One of the Board-approved strategic goals was to have the current Collection Policy reviewed. The budget finance committee reviewed the policy at their April meeting and recommended the operational review committee also review.

The recommendations from the operational review committee were reviewed and discussed at the July budget finance committee meeting. The proposed changes were all agreed upon by the committee and a recommendation to ask the GCA board to send the draft for legal review was requested.

A motion was made and approved to forward the proposed Collection Policy revisions to legal counsel for review.

Executive Committee

David Van Omen reported that the committee had discussed the Guardhouse Project. No complaints have been received to date by the GCA office staff. The committee also discussed bench mapping and is looking for better prices for benches that are similar to what we currently have.

Two new pet waste stations have been installed since the last Board meeting and both monument and landscape lighting have been converted to LED by the maintenance team.

Condo Board Presidents Meeting

The July 20 meeting was attended by seven condo board presidents. Main topics of discussion including common area fence wall color, pet waste stations, short-term rentals, salt water pools and speed bumps. The next meeting will be held on October 19.

New Business

A motion was made and approved to accept the 2022 holiday light proposal submitted by Custom Holiday Lights at a cost of \$63,339.75 to be funded

through the GCA community enhancement fund.

Treasurer's Report

Derek Moore reported that there is approximately \$3.4 million in the Community Enhancement Fund. To date, the GCA is approximately \$23,000 over budget.

Management Report

Stacey Harvey reported that Windsong walls are being prepped for painting. Walls will be painted and a proposal for repairing the areas of the wall that are damaged will be submitted at a future date. The four remaining tot lots will have Sof'Fall added on September 1, 7 and 12.

The office will be closed on August 16 at 1 p.m. due to CCMC company-wide training.

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In & Around Grayhawk

Ladies Bunco

Wednesday, Sept. 14 at 6 p.m.

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

Join neighbors for a night of food, drinks and Bunco! Never played before? Don't worry! It's an easy dice game. All you need to know is how to roll dice and count. We will do a quick lesson before we get started. All you need to do is bring yourself and pay \$5 exact cash to the office by 5 p.m. on Friday, Sept. 10. Your \$5 will go into the pot for cash prizes at the end of the night. Register at www.grayhawkcommunity.org by Friday, Sept. 10 to save your seat. Spots are limited, so register early! Appetizers and wine will be provided by our sponsors: Kathy Craig, skin care consultant with Rodan + Fields, and Kelley Carter, Realtor with KELLEYSFINEHOMES@ My Home Group.

floo-id YOGA in the Park

Sat., September 17 from 9 a.m. to 10 a.m.

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

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

Grayhawk Single Sippers Club

Wednesday, Sept. 21 at 5 p.m.

Sophia's Kitchen, 17050 N. Thompson Peak Pkwy. Ste. 125

If you are single looking for casual conversation, a friend, or just to meet some other singles in your neighborhood, then this event is for you! Grab yourself a light bite to eat and a drink on the beautiful patio at Sophia's Kitchen while meeting some new people. This is a great way to broaden your circle of friends and to try something new. We must give the restaurant our final count of attendees by Friday, Sept. 16. Register at www.grayhawkcommunity.org.

Food Truck Night- Queen Bee Tacos and Fry Bread

Thursday, Sept. 22 from 5 p.m. to 7 p.m.

Grayhawk Greenbelt at 78th Way and 78th Pl.

Park at 7940 E. Thompson Peak Pkwy.

Leave the cooking to the professionals and pick up dinner for the whole family! Walk, bike, or drive down to the greenbelt and support this local business. There will be no parking on the street. Please park in the offices at Grayhawk parking lot located at 7940 E. Thompson Peak Pkwy. and take the sidewalk path to the greenbelt. Then feel free to enjoy your goodies under shade trees in the greenbelt or while walking the path with family and friends. We look forward to seeing you there!



Mimi's Paper Flower Art class

Tuesday, Sept. 27 from 5:30 p.m. to 7:30 p.m.

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

Learn how to construct a beautiful elegant giant paper flower that you can display on its own or as a part of a flower wall. Mimi will teach us using only card stock and a glue gun so you can take your new skills home to create even more! Bring your favorite beverage to share and have your friends join you for a fun craft night out. Class is \$45 per person and includes all the supplies, instruction and light snacks. Register at www.grayhawkcommunity.org by Friday, Sept. 23. Payments will be made via Venmo to Mimi prior to the class. The Venmo handle will be emailed to all registered participants prior to the class date.

STAY CONNECTED!



/GrayhawkAZ



@GrayhawkAZ



/AZGrayhawk

DEBS DRAGONS

Thursday, Sept. 29, Talon Room, GCA Office, 7940 E. Thompson Peak Pkwy. Ste. 102

Wildlife Encounters: 5 p.m. to 5:45 p.m.

Join neighbors to learn about misunderstood creatures from all over the world. You will get the opportunity to touch some slithering snakes, licking lizards, and hissing cockroaches! Or feel free to sit back, watch, and enjoy watching everyone else squirm. Deb will be bringing a variety of her creatures which may include bearded dragons, blue tongue skinks, pythons from Africa, and some different bug species. She will also be going over fun facts on each animal for those interested in getting to know these creatures. This fun and educational adventure is for all ages. Bring some bravery, and don't forget your camera! Space is limited. Register at www.grayhawkcommunity.org by September 27.

Teen Fear Factor: 6 p.m. to 7:30 p.m.

Do you think you're brave enough to let a Tarantula crawl on your head? Or, would you dare stick your hand into a bucket of snakes? If you think you have what it takes to win Grayhawk Fear Factor, then sign up today and start preparing for a spooktacular evening with other teens and pre-teens in the neighborhood! This event is suggested for kids aged 10 and older. This party is fast-paced and exciting with lots of team based games/ and creepy critter initiatives. Teams have the opportunity to win prizes like Amazon, Target, and iTunes gift cards! Register today www.grayhawkcommunity.org to save your seat as space is limited. Grayhawk residents are allowed to bring a non-resident guest if they register by September 24. Cost to participate is \$5 per child and will include a hot pizza dinner!

SAVE THE DATE

Grayhawk Shredding Event

Saturday, Oct. 1 from 9 a.m. to 11 a.m., The Offices at Grayhawk, 7940 E. Thompson Peak Pkwy.

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

Pinspiration Candle Craft Night

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

Talon Room, GCA Office

7940 E. Thompson Peak Pkwy. Ste. 102

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

New Resident Orientation

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

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

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



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floo-id YOGA in the Park

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

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

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

Adopt-a-Road Clean up

Saturday, Oct. 15 from 8 a.m. to 10 a.m., Meet at the GCA Office, 7940 E. Thompson Peak Pkwy. #102

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

Bingo and Boos!

Tuesday, Oct. 18 from 6 p.m. to 7 p.m., Virtual via Zoom, Link and cards will be emailed the day before the event

Join us this month to play an interactive game of Bingo from the comfort of your own home via Zoom! We will have opportunities for Halloween trivia, chances to win prizes like \$100-\$25 Amazon and Target gift cards, and a prize for best costume! Register at grayhawkcommunity.org by the end of the day on Friday, Oct. 14. We will email you the link to print off your own cards at home once registration has closed. If you do not have a printer and would like to participate, we can print them at the office for you. There will be 5 games total and will last approximately an hour depending on how fast the BINGO's happen. This is truly fun for people of all ages and fun for the whole family. Prizes are awarded for each round and will be sent or dropped off to those winners.

Food Truck Night - East Coast Joes Lobster Truck

Thursday, Oct. 20 from 5 p.m. to 7 p.m.

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

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



Grayhawk Pumpkin Patch

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

Monterey Park, 73rd Way and Whistling Wind Way

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

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

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

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

Planning Is Essential – Do You Have A Plan? Everyone should attend this seminar – Even if you have a Will or a Trust. A good estate plan coordinates what happens to your home, savings, businesses, and your retirement accounts. Learn how to appoint someone to make healthcare and financial decisions for you when you are unable to do so. If you do not, a court may decide for you. Why a will is not enough. Why many people with living trusts will end up in probate. Learn how to avoid it. If you have your plans finalized, find out what may have changed, needs updating or is still applicable in Arizona. Guests will have an opportunity for questions after the seminar with Attorney Richard M. Dwornik. Presented by: Dwornik Law Firm. Register by Friday, Oct. 21 at www.grayhawkcommunity.org to reserve your seat!

Paws at the Park

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

Grayhawk Greenbelt at 78th Pl and 78th Way

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



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NOVEMBER 6, 2022
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September 2022

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4	5	6	7	8	9	10
11	12 GCA and RVA Board Mtgs. 5:30 p.m. Talon Room	13	14 Bunco 6 p.m. Raptor Room	15	16	17 Yoga in the Park 9 a.m. Grayhawk Greenbelt
18	19 Encore Board Mtg. 6 p.m. Via Zoom	20 ARC Mtg. 4:30 p.m. GCA Office	21 Single Sippers 5 p.m. Sophia's Kitchen	22 Food Truck Night 5 p.m. 78th Pl and 78th Way	23	24
25	26	27 Cachet Board Mtg. 5 p.m. Cachet Clubhouse Paper Flower Class 5:30 p.m. Raptor Room	28	29 Deb's Dragons 5 p.m. Talon Room Teen Fear Factor 6 p.m. Talon Room	30	



Life's a Beach wine tasting with Quench Fine Wines.



Thanks to Kathy Craig, Skin Care Consultant with Rodan + Fields, and Kelley Carter, Realtor with KELLEYSFINEHOMES @ MyHomeGroup, and Jena Ritchie DoTerra Wellness Advocate for providing the free movie nights this summer!



Back-To-School



*Free back-to-school breakfast
from Chick-fil-A Scottsdale 101*



*Ribbon cutting ceremony for the Grayhawk
Elementary outdoor classroom.*



A few small changes can go a long way! Peregrine residents Sally and Tom Waggoner recently made big improvements in curb appeal by making the following modifications to their home:

- Painted the exterior
- Stained the front door
- Installed new exterior lights
- Switched out the address numbers

No major overhaul was needed to make an impact in this case, and it's a good reminder that there is always something you can do to the exterior of your home to freshen it up. Remember that any modifications visible from the street or a neighboring property will likely need Architectural Review Committee Approval.

You can learn more about the process on the Grayhawk website at bit.ly/ARCprocess.



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Natural Area Open Space

By DLC Resources

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. In no circumstances is a resident permitted to trim or remove trees or plants in NAOS, nor are they permitted to add plant life to the NAOS. This same rule applies to non-NAOS common area, but is especially important in those areas deemed NAOS.

For further information concerning NAOS and the guidelines go to the City of Scottsdale's website at 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.



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HEALTHY HINTS: Homemade Healthy Protein Snacks

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

Back-to-school is already here! Therefore, I am providing some healthy, natural protein-based snacks for additional energy during this busy time of year. There are so many unhealthy, prepackaged snack bars on the grocery store shelves. Many include health claims such as all-natural, 50% less sugar, 10 grams of protein, and heart healthy. It's difficult to find a healthy snack bar as they are often high in sugar and low in overall nutritional value. In addition, they are filled with artificial ingredients and preservatives that are hard for our bodies to digest.

Below are three recipes using healthy ingredients and they are easy to make. Protein Bites are my favorite recipe of the three as they are the lowest in carbs/sugar. All three recipes can be made and put in the freezer to enjoy later. The Energy Boost Bites are the sweetest of the recipes and are liked by many. The Protein Bites are for individuals who are not use to eating a lot of sugar and sweets.



Protein Bites

Servings:

Makes approximately 24 bites

INGREDIENTS

Dry Ingredients

- 1 1/2 cups gluten-free oatmeal
- 1/4 cup organic cacao nibs
- 1 cup protein powder

Wet Ingredients

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

INSTRUCTIONS

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



Energy Boost Bites

Servings:

Makes approximately 40 bites

INGREDIENTS

Dry Ingredients

- 2 cups dry oatmeal
- 1 cup dark chocolate chips (60%+ cacao recommended)
- 1 cup unsweetened coconut flakes
- 1/3 cup of chopped nuts (e.g., walnuts, almonds, cashews)
- 1/2 cup vanilla or chocolate protein powder (or can substitute ground flaxseed)
- 1/2 cup ground flaxseed
- 2 T. Chia seeds

Wet Ingredients

- 1 cup peanut butter
- 2/3 cup honey or agave nectar
- 2 tsp. vanilla extract

INSTRUCTIONS

1. Mix all dry ingredients together
2. Mix in wet ingredients (peanut butter, honey and vanilla) in with the dry ingredients; be sure to include the full amount of the wet ingredients or it will not mix well
3. Mix the dry and wet ingredients thoroughly
4. Refrigerate for at least 2 hours (They will get difficult to roll if left for 4+ hours)
5. Roll into 1 1/2 inch balls and refrigerate or freeze



No Bake Energy Bars

Servings:

Makes 12 bars (1 1/2-inch squares)

INGREDIENTS

- 1/2 cup almond butter
- 2 tablespoons organic, raw honey
- 1/2 cup hemp seeds
- 2 Tablespoons organic cacao nibs
- 1/3 cup chocolate or vanilla protein powder (plant-based)
- 1/4 cup shredded unsweetened coconut
- Pinch of sea salt (optional)

INSTRUCTIONS

1. Mix all dry ingredients together
2. Find a pan larger than 5" x 6"
3. Form into a 5" x 6" rectangle (about 1/4" deep) and refrigerate for an hour
4. Cut into twelve 1 1/2 inch squares
5. Keep in fridge or freezer

Please reach out with questions or healthy snacking ideas to share,

Tina

Cell: 612.720.3596

Email: tina@tinahealthcoach.com



Sip and Tell

By Sue Lukenbill, Encore Resident

This month we welcome with open arms the fall season which begins September 22. We will definitely still be feeling the heat, but in many ways

September is our turning point. Our nights start to get longer, and we can almost feel the cooler air blowing from the end the proverbial tunnel.

September always seems like a slow month, but in reality, there are quite a few things going on. From Labor Day to Grandparents Day to Rosh Hashanah, I am sure we will all stay busy. Football season is back this month and that alone is enough for me to get excited!

On to the food... "It's a bird. It's a plane. No, it's Sam Fox's **Fly Bye** Detroit-style pan pizza and crispy chicken tenders" which opened its second location at Desert Ridge Marketplace. Sam Fox is the brains behind many popular Valley restaurants such as **Culinary Dropout, Flower Child and Zinburger**. **Fly Bye** landed at Desert Ridge Marketplace last month and that is exactly where Jennifer Sheets, our Director of Communication and I went for this review.

Fly Bye is serving it up with hand stretched and Detroit-style square pan pizza, alongside crispy chicken. What started as a pop-up ghost kitchen in Phoenix in 2020, is now coming into its own in North Phoenix. The restaurant described its own decor as "funky and irreverent, we really tried to just have fun." I can get behind that!



The menu includes pizza, chicken, salads and hoagies, as well as "snacks" and desert. They serve beer and wine in addition to tea, lemonade and soft drinks. The pizzas all looked delicious. They have great options like the Flower Child (avocado, roasted corn, jalapeño, red onion and salsa verde) and

Lebanese Mom (marinated tomato, roasted garlic, spinach leaf, feta yogurt and za'atar). Or you can build your own pizza. They serve hand stretched regular (12") or large (16") pizzas as well as Detroit style regular (8"x10") or large (10" x 14") pizzas. They also serve buttermilk dipped, slow-cooked, crispy, delicious chicken tenders and chicken wings that will bring out the kid in you.

At Fly Bye you order at the counter and staff bring food out to your table. Jenn and I started with Crispy Brussels Sprouts, prepared with spicy honey, parmesan, and bread crumb. They were crispy, spicy, sweet and delicious! Jenn noted that she could make a meal off of the Brussels Sprouts alone.



I ordered the Black Truffle Mushroom pizza (Detroit style), layered with parmesan cream sauce. It was beyond tasty. In my opinion, the pizza alone is worth the trip. Jenn ordered the Roma Salad with salami, ham, provolone, marinated artichoke, tomato, pepperoncini, iceberg and Italian vinaigrette. Both of us enjoyed our meals. I would say it felt like an elevated fast casual option.

It is worth noting that **Fly Bye** has a super-fast, simple online ordering system for curbside pick-up or delivery. For curbside you can just drive up, park and the **Fly Bye** team will automatically be notified when you're in the vicinity.

If you love pizza or chicken, or just need a quick bite while shopping, I would highly suggest the you fly on by. You won't be disappointed.

Stayed tuned for some upcoming new restaurant reviews.

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Grayhawk Community Patrol	480-502-5078
Talon Guardhouse	480-502-7685
Raptor Guardhouse	480-502-5078
After Hours Answering Service	602-234-9288

UTILITIES

Southwest Gas	877-860-6020
City of Scottsdale Water	480-312-5650
City of Scottsdale Solid Waste	480-312-5600
APS	602-371-7171
Street Light Repair (SA/ ID prefix on pole)	602-371-7171

CITY OF SCOTTSDALE

Non-Emergency Police Department	480-312-5000
Fire Department Main Phone	480-312-8000
Police or Fire Emergency	911

Parks and Recreation	480-312-2771
Street Light Repair (SS prefix on pole)	480-312-5483

SCHOOLS

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

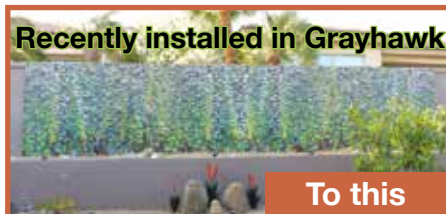
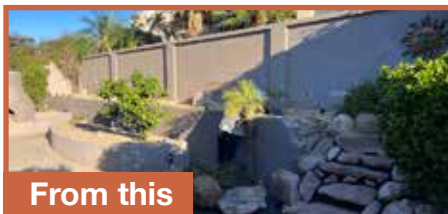
LIBRARIES

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Mustang	480-312-6050
Grayhawk Golf Club	480-502-1800
Boys and Girls Club, Thunderbirds	480-538-9547
Motor Vehicle Division	602-255-0072
Poison Control	602-253-3334
US Post Office, Kachina Branch	480-513-2935
Southwest Wildlife	480-471-9109



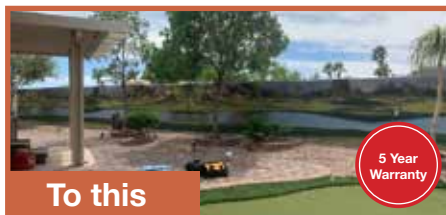
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