



Welcome Home

A GUIDE TO
LIVING IN GRAYHAWK

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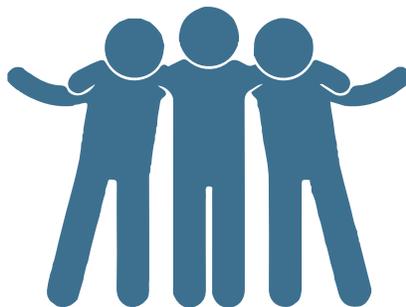


STAY **connected**

THE GRAYHAWK BUZZ COMMUNITY EBLAST

Subscribing to The Buzz is the best way to know what's happening in the community. The Buzz is sent every Monday with information on upcoming events and Association news. You can sign up by visiting grayhawkcommunity.org and navigating to Life at Grayhawk/Communications/The Grayhawk Buzz.

get social



/grayhawkAZ



/grayhawkAZ



/AZGryahawk

GRAYHAWK COMMUNITY ASSOCIATION

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

PHONE

480-563-9708

OFFICE HOURS

Monday through Friday from 8 a.m.-5 p.m.

COMMUNITY WEBSITE

grayhawkcommunity.org



GRAYHAWK **staff**



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Maintenance Assistant

Staff are available in the GCA Office Monday through Friday from 8 a.m.-5 p.m. It is best to call or email to make an appointment before visiting the office.

board of directors

GRAYHAWK COMMUNITY ASSOCIATION



David Van Omen
President



Paul Alessio
Vice President



Jeanette Griswold
Treasurer



Richard Zielinski
Secretary



Randy Brown
Director



Arlene Smith
Director



Don Morse
Director

RETREAT VILLAGE ASSOCIATION



Arlene Smith
President



Michael Loya
Vice President



Richard Fowler
Treasurer



Jim Ball,
Secretary



John Williams
Director

Generally, the GCA and RVA boards meet the first Monday of every month beginning at 5:30 p.m. For more information about the boards visit grayhawkcommunity.org and navigate to Resident Services/Governance

CCMC management

CCMC is proud to provide community management services to Grayhawk. Based in Scottsdale, Arizona.

A community is more than a collection of homes. Since 1973, CCMC has built community by connecting residents with each other, their association, the surrounding area and our team. We're committed to building relationships by bringing people together in the neighborhoods where they live and in the offices where we work.

For more information about CCMC, navigate to ccmcnet.com.



At **CCMC**, we build **community** by bringing **people** together in the neighborhoods where they **live** and in the offices where we **work**. Simply put, we create experiences that **connect** people.

Smiles. Harmony. Joy.



Now **this** feels like home.®

HOA dues

By purchasing a home in the Grayhawk community, residents become members of the Association and are responsible for paying quarterly assessments.

GRAYHAWK COMMUNITY ASSOCIATION

Every resident in Grayhawk pays a quarterly GCA assessment. This assessment covers landscape and maintenance of common areas, common area utilities, 24 hour patrol, on-site management staff and reserves.

RETREAT VILLAGE ASSOCIATION

Residents in the Retreat Village pay an additional quarterly assessment that covers personnel and maintenance at the entry gates, utilities and reserves (including private streets), landscaping and general maintenance specific to the Retreat Village.

SUB-ASSOCIATION

Sub-association assessments are paid by owners that reside in any one of the eight condominium or town home neighborhoods within Grayhawk. They are paid monthly to a separate management company.

NEIGHBORHOOD

Neighborhood assessments cover amenities such as a pool, spa or tennis court that only residents residing in that particular neighborhood have access to.

PAYMENT DUE DATES

Assessments for both the GCA and RVA are due on January 1, April 1, July 1 and October 1. Payments are considered late after 30 days.

PAYMENT OPTIONS

Residents can pay assessments by:

- Recurring payments
- Online payments
- Mail
- In person at the GCA Office
- Bill pay through your personal bank

More information about various payment options, as well as information on how to set up estatements can be found by visiting grayhawkcommunity.org and navigating to [Resident Services/Living in Grayhawk/HOA Dues](#)

GRAYHAWK amenities



TRAIL SYSTEM

Over 30 miles of multi-use trails offer residents the option to enjoy the environment and find new ways to meet neighbors. To view a trail map, [click here](#).



TOT LOTS

Grayhawk offers eight shaded, unique playgrounds throughout The Park targeting various age groups. [Find more info here](#).



GREENBELTS

There are numerous parks and greenbelts found throughout Grayhawk that offer a place for residents to play in the open and to walk their dogs.



POOLS AND TENNIS COURTS

There are many neighborhood pools and tennis courts found in the Retreat Village. These are assessed and enjoyed by individual neighborhoods.



BASKETBALL COURTS

There is one full court basketball court in the Ridgecrest neighborhood in The Park, and two half court basketball courts in the Retreat Village.



COMMUNITY EVENTS

Carefully planned events by Grayhawk's Lifestyle Director ensure that everyone gets the most out of being a Grayhawk homeowner.

NEIGHBORHOOD **tot lots**

MONTEREY PARK

Corner of 73rd Way and Whistling Wind Way
8 years old and older

RIDGECREST

On the corner of Overlook Drive and 72nd Place
All ages

FEATHERWIND

On the corner of Rustling Pass and 74th Way
All ages (two sets of equipment)

WINDSONG

On 76th Way between Wingtip Way and Journey Lane
Toddler-aged

COVENTRY AT GRAYAHWK

On 74th Way between Journey Lane and Quill Lane
Toddler- aged

COVENTRY AT GRAYHAWK

On Tailspin Lane between 75th Street and 75th Way
5-8 years

COVENTRY AT THE PARK

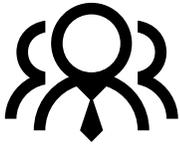
North of Tailspin Lane east of 76th Way
All ages

PINNACLE

Rose Garden Lane and 74th Place
(gated, open only to Pinnacle residents)



HOA 101



MANAGEMENT COMPANY

CCMC has been hired by the Board to manage the day-to-day operations of the Community Association. As the managing agent for the Community Association, CCMC is charged with enforcing policies set forth by the Board and the governing documents.



BOARD OF DIRECTORS

The Board of Directors is elected by the homeowners at the Annual Meeting in every March. The GCA Board of Directors consists of seven members serving two year terms. You can get to know your current Board of Directors [here](#) and can email the Board of Directors [here](#).



CC&RS

This document establishes the rights and obligations of the Association and the residents. The CC&R's are recorded with the County recorder's office. Failure to abide by the CC&R's may result in a fine to a homeowner by the Association. CC&Rs can be viewed on our website under [Resident Services/Governance/Governing Documents](#).

BYLAWS

This document sets forth how the Association functions and how it is to be governed.

DESIGN GUIDELINES

This document creates a community design standard to which homeowners must comply.



SUB-ASSOCIATIONS

There are eight condominium communities Grayhawk that are managed by sub-associations. These sub-associations can have more restrictive regulations than the Grayhawk Community Association. Refer to contact information under [Contact/Sub-Association contacts](#) for more information.

COMMUNITY basics



TRASH AND RECYCLE

Pink cans for recycling are picked up on Tuesday. Black cans for regular trash are picked up on Thursday. Trash containers should be placed curbside either the day of pick-up or so soon as 3 p.m. the day prior to pick-up day and be retrieved by 10 a.m. the day following pickup. Bulk trash is also collected once a month. More information on trash, recycling or bulk trash can be found at scottsdaleaz.gov/solid-waste.



MAILBOX KEYS

The Grayhawk Community Association does not keep copies of mailbox keys. If you need a replacement key you will need to re-key your lock. This can be done through a locksmith or contacting the post office located at 7339 E. Williams in Scottsdale at 480-513-2935.



VENDOR HOURS

Vendor hours for the community are Monday through Friday from 7 a.m. until 6 p.m., Saturday from 8 a.m. until 3 p.m. and Sunday from 8 a.m. until 3 p.m. (quiet work only). If you have any questions about vendor hours, please call the GCA Office at 480-563-9708.



STREET LIGHTS

If you notice a street light is out, you can visit www.aps.com and fill out the form provided. You will need the address that is closest to the burnt out light and the number of the light located on the pole.



ROVING PATROL

There is one 24-hour roving patrol dedicated to The Park and one to The Retreat Village. Roving patrol was put in place to observe and report. Patrol can be reached by calling the Raptor gate at 480-502-5078 or Talon gate at 480-502-7685.

If you see something that you think deserves police attention, please do not call patrol. Call either Scottsdale Police non-emergency at 480-312-5000 or in case of emergency, call 911.

COMMUNITY basics



PETS

Grayhawk is a pet-friendly neighborhood, but residents are asked to abide by municipal codes and Association policies. Pets must be leashed at all times when not confined in an enclosure area on the owners property. Owners are also asked to be courteous of neighbors and clean up after pets. Pet waste stations are located throughout the community for your convenience.



WILDLIFE

Grayhawk is located in an area that features an abundance of wildlife. From Coyotes to javelina, bobcats to owls, it is not uncommon to spot a critter in the common area or on the property of an owner. You can learn more about living with wildlife by visiting the Arizona Game and Fish website at azgfd.com.



NATURAL AREA OPEN SPACE (NAOS)

NAOS, mandated by the City of Scottsdale, is found throughout the community, specifically in the Retreat Village Association. NAOS easements are areas of continuous natural desert and must be preserved in its natural desert state and remain free of obstruction. Dead plants or trees serve as animal habitat and are to be left in place unless it is determined that they pose a health and safety concern.



GATE ACCESS

Grayhawk has five residents-only (unmanned) gates and two main gates, which are manned 24-7. The gates provide access control for both the Raptor and Talon Retreat. Residents of the Retreat Village have transponders (stickers) installed on their vehicles in order to gain access through any of the Retreat Village gates. More information can be found under [Resident Resources/Retreat Village](#).

HOME modifications

Homeowners must receive Architectural Review Committee (ARC) approval before making any changes to the exterior of their home that are visible from the street.

This includes:



LANDSCAPING



LIGHT FIXTURES



ARCHITECTURE



PAVERS



WINDOWS



FRONT DOORS



ROOFS



EXTERIOR PAINT

The Design Review Application can be found on grayhawkcommunity.org under Resident Services/Design Review/Architectural Review Process.

Architectural Review Committee (ARC) meetings are held on the first and third Tuesday of each month at 4:30 p.m. The completed form and any supplemental documentation must be submitted by 12 p.m. the Friday before the meeting.

The ARC is comprised of Grayhawk residents and two of Grayhawk's original design and landscaping architects. For more information about the boards visit grayhawkcommunity.org and navigate to Resident Services/Design Review

COMMUNITY guidelines



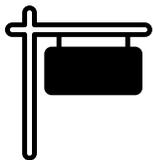
PARKING

Overnight street parking from 12-5 a.m. is not permitted. A temporary exception may be granted by contacting the Association Office at 480-563-9708. The exception is limited to up to three (3) days and no more than one exception during any consecutive 30 day period.



BASKETBALL HOOPS

Basketball hoops are permitted in the front yard area as long as they are not directly mounted to the house. The Architectural Review Committee will consider permanent basketball goals that are located in the front yard on the interior side of the driveway.



SIGNAGE

Grayhawk has a no signage policy for the community. This applies to all contractor signage. One realtor Open House sign is permitted in front of the property during the Open House. For Sale signs are also permitted in accordance with the Grayhawk Community Association "For Sale" sign recommended standards.



HOLIDAY DECORATIONS

Holiday decorations are encouraged in the community. Decorations should not be up more than 30 days before or after the holiday.



BOATS AND RECREATIONAL VEHICLES

No boat or motor vehicle classified by the manufacturer rating as exceeding one ton (mobile home, travel trailer, trailer, detached camper, boat, boat trailer or other similar equipment) may be parked, stored or maintained so as to be visible from neighboring property or on any street without prior approval.



COMMERCIAL VEHICLES

No commercial vehicles shall be parked so as to be visible from neighboring property, common area or street, except for those that may not be restricted from parking pursuant to Arizona law.

RENTAL **space**

The Grayhawk Community Association Office rents a space in the office building for business and social events. For more information, visit our website and navigate to Life at [Grayhawk/Amenities/Facility Rentals](#).

TALON ROOM

Designed as a blank slate for both meetings and social rentals, the Talon Room features a variety of options for setup, including classroom or auditorium seating, as well as more social seating with round tables. The room is available for both residents and non-residents to rent for social gathering and meetings.

The maximum occupancy is 75 and users can expect to accommodate approximately 48 guests if seating for dining.

