

GRAYHAWK COMMUNITY ASSOCIATION 2025 BOARD OF DIRECTORS CANDIDATES

Paul Alessio

Full-time Coventry at Grayhawk resident for 17 years

Have you served on any committees or Boards of the Grayhawk Community? Yes

If yes, please list which one(s) below:

- Grayhawk Community Association Board of Directors, Current Vice President
- Architectural Review Committee, Chairman
- Executive Committee
- Development Committee



Have you served on any committees or Boards of any other associations or organizations in the past? Yes

If yes, please list which one(s) below:

- President – Board of Directors – Montaire Homeowners Association
- Architectural Committee Chairperson – Montaire Homeowners Association
- Vice President – Board of Directors – Tatum Highlands Homeowners Association
- Architectural Committee Member – Tatum Highlands Homeowners Association
- Landscape Committee Chairperson – Tatum Highlands Homeowners Association
- City of Scottsdale Development Review Board – Board Member
- City of Scottsdale Planning Commission – Chairperson

How many Grayhawk Community Association Board Meetings have you attended

in the past two years? (0, 1-4, or 5+) 5+

What specific projects would you like to see the Board address in the coming year?

- Community enhancements that will maintain quality of life and property values
- Continue to promote community events that serve the different demographics of the community.
- Continue to brand and market Grayhawk as a relevant and progressive community to attract premium resale prices.

What do you think the Board's/Community's top three priorities should be?

- Fiscal Responsibility
- CC&Rs and Design Guidelines enforced fairly with clear and respectful communication with homeowners
- Maintain property values and quality of community

How will your life skills and work experience help contribute to the Board/Community achieving these priorities?

My career history owning companies in real estate development, commercial/residential construction, and a real estate sales, as well as extensive experience serving on previous Homeowner Association Boards, Architectural Review Committees, City of Scottsdale Development Review Board, and Planning Commission, allows me to understand the unique needs of a large residential master-planned community. I have enjoyed living in Grayhawk for the past 17+ years and I am proud of our great community.

Why should we vote for you?

- Experience with the Grayhawk Community Association Board of Directors as well as serving on previous Homeowner Association Boards and City of Scottsdale Committees.
- Desire to enhance community and preserve property values
- Desire to serve in the community that I am proud to live in and where I raise my family

Derek Moore

Full-time Coventry at Grayhawk resident for nine years

Have you served on any committees or Boards of the Grayhawk Community? Yes

If yes, please list which one(s) below:

- Current Treasurer of Grayhawk Master HOA
- Finance Committee



Have you served on any committees or Boards of any other associations or organizations in the past? Yes

If yes, please list which one(s) below:

President of Camelview Greens Scottsdale and prior to that the treasurer.

An asset I bring is my ability to work with many different board members, and management companies, and listening to residents' concerns those of us on the board are simply residents like everyone else who volunteer.

How many Grayhawk Community Association Board Meetings have you attended in the past two years? (0, 1-4, or 5+) 5+

What specific projects would you like to see the Board address in the coming year?

- Review services and contracts to find cost savings without lowering standards.
- Look to update key common areas to enhance the value to our collective home property values.
- Approve community-wide projects that increase property values and curb appeal.

What do you think the Board's/Community's top three priorities should be?

- As inflation has caused prices to surge look for ways to keep our assessments in check and look for savings while maintaining the standards of Grayhawk.
- Stand up for Grayhawk fellow residents where needed as development proceeds around Grayhawk.
- Enhancing the look and feel of Grayhawk

How will your life skills and work experience help contribute to the Board/Community achieving these priorities?

I currently am the Chief Investment Officer for ZEGA Investments. I've been in financial services, and asset management for over 31 years. I hold an MBA (Master of Business Administration).

All told, I have volunteered my time across nearly 20 years helping contribute with other residents.

Having a thorough understanding of the community's financing means keeping a steady hand at the wheel as we navigate to keep our financial strength which is an asset.

We also need to skillfully have a voice where we can to help shape the new development now and in the future around Grayhawk.

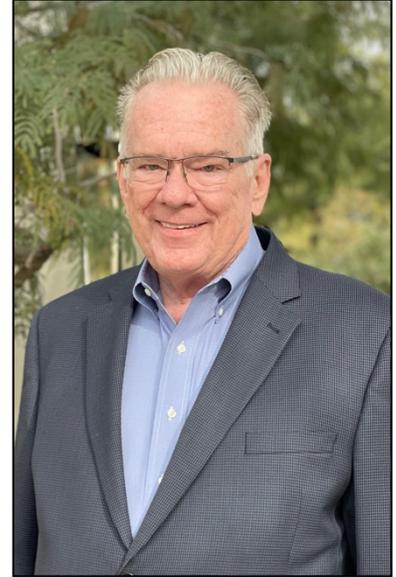
Why should we vote for you?

I hope to earn your vote for another term believing that my commitment to our community and fellow residents' best interest will earn your confidence. Myself and fellow board members are to act as a voice for what the community as a whole wants. Given we came through a period of high inflation, now is the time to work towards evaluating costs in a way that keeps assessments in check and creatively achieve savings that don't take away our level of lifestyle we all enjoy in Grayhawk. We need to enhance our property values and keep Grayhawk a desirable location.

Don Morse

Full-time Monterey Retreat resident for 23 years

Have you served on any committees or Boards of the Grayhawk Community? Yes



If yes, please list which one(s) below:

- Retreat Village Association Board of Directors
- Grayhawk Community Association Board of Directors
- Communications Committee
- Development Committee
- Elections Committee
- Operational Review Committee

Have you served on any committees or Boards of any other associations or organizations in the past? Yes

If yes, please list which one(s) below:

Scottsdale Ranch Community Association, officer and committee member of many other not-for-profit Boards and arts organizations in the United States, Canada, and Europe.

How many Grayhawk Community Association Board Meetings have you attended in the past two years? (0, 1-4, or 5+) 5+

What specific projects would you like to see the Board address in the coming year?

- Continued Financial and Operational Excellence to maintain our aging community
- Provide ongoing continuity from the GCA to RVA Board of Directors
- The development of a multifaceted marketing and branding campaign which will keep Grayhawk at the forefront of home buyers and increase home values through continued annual strategic planning efforts

What do you think the Board's / Community's top three priorities should be?

- Fiscal responsibility, finding the fair balance between community investment and conservative spending
- Recruitment and involvement of community residents on all committees and at board meetings
- Maintaining equity and value through branding, excellent management, and community common property and facility upgrades to ensure superior residential options for North Scottsdale Residents

How will your life skills and work experience help contribute to the Board/Community achieving these priorities?

I am employed in the non-profit world as a professional in board development, organizational management, facilities management, business administration, and human resources management. I work actively with organizations 140 years old as well as start-up entities. I lead them to strong foundations through board training, succession plans, committee processes, and volunteer/board recruitment, all of which are qualities of successful organizations serving a vibrant and sophisticated constituency. I have a significant history of active participation for 20+ years on Grayhawk boards and committees. While we have accomplished much in our community history, there are challenges ahead that demand experienced leadership with expertise in consensus building, community building, and management of the community's assets. My education and professional experience provide those skills.

Why should we vote for you?

I bring a high level of dedication to community efforts, demonstrated over years of service to Grayhawk. My fervor for growing Grayhawk into a mature community has only increased with service and interaction with fellow residents, committee and board members. The GCA Operates under a system of ground up participation that seeks input from committees with recommendations to boards for consideration, then management for implementation. This is a successful operating paradigm which I helped start 19 years ago. My leadership skills offer fair, inclusive and creative decision-making that keeps Grayhawk one of the most exciting places to live.

Arlene Smith

Full-time Halcon Villas resident for 22 years

Have you served on any committees or Boards of the Grayhawk Community? Yes



If yes, please list which one(s) below:

- Grayhawk Community Association Board of Directors, Director
- Retreat Village Association Board of Directors, President
- Chair of the Landscape Committee
- Community Enhancement Committee
- Event Planning Committee

Have you served on any committees or Boards of any other associations or organizations in the past? Yes

If yes, please list which one(s) below:

I served on the San Mateo Woods Board prior to moving to AZ

How many Grayhawk Community Association Board Meetings have you attended in the past two years? (0, 1-4, or 5+) 5+

What specific projects would you like to see the Board address in the coming year?

- Water conservation within common areas
- Area development and the impact of our association (traffic, retail, etc.)
- Interaction with the City of Scottsdale, specifically the deterioration of roads surrounding our community
- Better define strategic areas around the community

- Educational classes regarding CC&R's

What do you think the Board's / Community's top three priorities should be?

- Financial sustainability
- Covenants Enforcement
- Water consumption

How will your life skills and work experience help contribute to the Board/ Community achieving these priorities?

As a former business owner, I understand commitment, deadlines, and budgets. I have served on the Grayhawk Board of Directors and the Retreat Board of Directors in different capacities for many years. I am also the current Chair of the Landscape Committee and have volunteered at many of our community events through the years.

Why should we vote for you?

Having lived in Grayhawk for more than twenty years, I have seen it evolve, seen the surrounding areas develop, watched neighborhood children become young adults and started volunteering at many of our events. My grandchildren live in Grayhawk and I've taught them the importance of being involved in one's community.