

October 14, 2020

To: All residents of Grayhawk

Fr: Members of the Board of Directors
Bruce W. Bisson
Carol Morton
Donn Seidholz
Scott Henrichsen
Cara Woosley, PJ Morgan agent for the HOA.

Re: Neighborhood affairs

A few items to communicate with you regarding the past year and upcoming fall.

We survived the winter with reasonable costs associated with snow removal. It seems to have been a long time ago, but the previous year's costs were huge and broke the snow budget. If the next few months produce light snow, we should be in excellent condition financially.

Irrigation issues continued to plague the HOA.

Most systems are now twenty years old and have required extensive maintenance. Many of the home's controllers were not set as previously requested for appropriate times and coverage. Some of the controls were watering daily causing poor mowing results, deep tire track marks and excess cut grass. Some controls just had blinking lights and worked sporadically if at all. We lost power in the neighborhood twice and found that most of the battery back ups failed. All batteries have since been replaced.

We have since changed contractors and are working once again to make the irrigation systems work predictably. They will be shut down and reopened in the spring by the new contractor and who will be responsible for the systems working properly through out the year.

Without proper irrigation our lawns will never look as they should.

Mowing, chemicals, edging and lawn care.

Each year our lawn care contractor applies a five-step program of chemicals to encourage healthy growth and to discourage weeds. Spot treatment of weeds also occurs on a regular basis. We were told it would take two years to return the lawns to the status we demand, and this fall marks the end of two years. We will evaluate the appearance of the lawns at year end and make any decisions required to improve upon this year's results.

It is a priority of the board that the appearance of all lawns improve. We were thwarted in many areas because of the severe draught. Plenty of water early on and none through out most of the summer along with irrigation control issues made the lawns look poor. As of this writing we are 12 inches behind normal precipitation. It was a prescription for ugly lawns. Weeds thrived as desirable grasses struggled and went dormant.

This caused the landscaper many issues. As of this writing the lawns have been aerated, fertilized, treated for weeds, and over seeded. Some areas have been staked out, reseeded and looking better.

The SID is no longer viable. The neighborhood has been brought into the city and annexed. Among the SID's last actions neighborhood streets were repaired, curb and gutter work performed, remarking of speed humps occurred and trees replaced along 144th street.

As a result of our annexation, we will move to city trash pick up in the late fall. The trash containers are of excellent quality and will be delivered later in the fall. Notice of when the city pickup of regular trash and recycled trash will begin will be forthcoming. We will continue to use our present hauler until we are satisfied that the transition is complete. Should the city fail in its commitment we can always return to the current contractor. Watch your email and the HOA website for upcoming details.

As a general observation it is apparent that most if not all the residents want to enjoy attractive landscaping throughout the entire neighborhood. We see many residents adding to their landscaping. Trees, bushes, flowers, and defined planting areas are not only attractive to view but add to the value of your home and to the neighborhood's financial value. Future home buyers are looking for location and safe and attractive neighborhoods. Planting areas and the areas under decks must remain weed and grass free and are the homeowner's responsibility. Most decks are now in compliance for staining and maintenance and likewise remain the homeowner's responsibility.

Remember always to submit your improvement plans to the HOA for review and approval. This is not to be critical or to be heavy handed but rather to ensure that sufficient room is left to allow for mowing and trimming to be completed with as little disruption as possible. Disruption causes time delays, poor contractor performance and sometimes price increases.

We also encourage all residents to use their garages for vehicle parking and not for storage. Not only is there an appearance factor involved but also a safety factor.

Cars not parked in the driveway or in the garage that take up street space can sometimes limit access by emergency vehicles. This can happen when neighbors on opposite sides park directly across from each other limiting the road space for larger vehicles. Cars parked on the street can also conceal a child running after a ball or riding a bike and can also make those cars a prime target for crime.

Once again, we encourage you to use your garage for parking, not storage, and to limit nonfunctioning vehicles in your driveway. We live just across the street from a storage facility with many options available for storage and vehicle parking.

We are working on plans for our next meeting and will have details available to you soon. We refer you to Cara Woosley or the HOA web site for upcoming details. Forms for landscaping submissions, HOA board member volunteer, covenants etc can be obtained online or via Cara Woosley.

We encourage you to make your email addresses available to the HOA for instant and emergency communication and wish to point you to our web site where you can seek information.

If you have any questions or wish to visit in person or on the phone, please feel free to do so.

Please make contact with Cara Woosley at cwoosley@pjmorgan.com for a complete list of contacts.