

Gainey Ranch Homeowners

During April members begin to travel to other destinations. The purpose of this email is to update homeowners on current activity of the GRCA Board of Directors and GRCA management.

GRCA March 14, 2024, board meeting Capital Projects

At the GRCA board meeting management received approval of funding for a number of projects to be completed this spring and summer. Projects include landscape improvements at the Estate Club pool, at the North entrance gate, West gate and along the loop road. Landscape improvements have the focus of promoting water conservation and updating the image of our community.

Additionally, approved projects include the upgrade of camera systems at all Gainey Ranch entries. In short the current camera systems are aging and need replacement.

GRCA March 14, 2024, board meeting Scottsdale Police Camera Agreement

The GRCA Board approved entering into an agreement with Scottsdale Police to allow Scottsdale command center to access our camera system during emergency operations. By entering into this agreement Scottsdale Police will be able to receive real-time information to be more effective. Please understand Scottsdale Police will only access Gainey camera systems as a part of emergency event response and will not monitor the cameras for any other purpose.

This agreement is an example of the continued commitment by security management to crime deterrence programs. Other examples of deterrence security initiatives include evaluating homes as to how secure windows and doors are to prevent theft. This is a free security service along with jump starting your vehicle (on Ranch property) when your battery is dead. Simply call Mike Anderson the Director of Security to schedule your homes evaluation.

Did you know a.p.i. the Gainey Ranch alarm monitoring company may be scheduled for a free to homeowners evaluation of your home alarm system. Should you home system need upgrading or repairing that is a homeowner expense. GRCA management encourages all homeowners to maintain their monitoring system and arm the system when your are in your home or away from your home.

David Merrill, Gainey Ranch Controller

David Merrill will be retiring from Gainey Ranch at the end of May 2024. Management has been interviewing candidates for this important position and further communication will occur as this process is complete.

Paper Shred event

Management has scheduled the annual shred date. On April 30th, 2024, from 9am to 1pm a paper shred truck will be parked outside of the administration office. The shred event has been well received by our homeowners, on Tuesday April 30th bring your records that need shredding and receive this service at no cost.

Website

The new Gainey Ranch website will be activated April 2024. The website has a secure member portal and will allow members to login to the following services. Current financial statements, the ability to pay monthly assessments online. Governing documents, meeting minutes and memorandums for the GRCA/Satellite associations, and community directories for members who chose to participate all focused on keeping our members informed.

Additionally a Estate Club activity calendar allows members to register for activities they wish to participate in.

Look for additional communications with instructions on how to utilize the new member portal coming soon.

Estate Club

Estate Club activities continue to increase with more than a 30% increase in overall activity. The scheduled social events have been a success with attendance from 50 to 200 members per event. The afternoon card and other game activity continues to grow. All wine/food tasting events have sold out quickly.

Fitness classes, personal trainers, massage, and overall fitness equipment use continues to be popular.

Pickleball and tennis programs remain popular with growth in evening activity.

Please note the pickleball/tennis courts are scheduled for resurface in July 2024, during that time the courts will be closed.

During January/February 2024 the Estate Club was open until 7pm on Tuesday, Wednesday, and Thursday. The staff maintained a record of member use from 5pm to 7pm providing the information to the GRCA Board.

Overall, the vision of the new Estate Club continues to evolve providing activity, bringing members together to meet new friends participating in a variety of events.

Anne Blazek and her team do a great job managing the Club and organizing the many events.

Estate Club Construction Loan

As Members will remember and as a reminder the Estate Club construction loan is serviced by the real estate sales enhancement fee capital fund. The current construction loan balance has reduced from the loan of \$6.5 million to approximately \$5.8 million today on a 20-year loan. Management of the capital fund ensures each year the necessary loan servicing is accomplished without additional member assessments. Management and the GRCA Board continue to meet the funding goals.

Finally, travel safe, stay in touch, and use the new website to stay informed.

If you have questions or concerns please call.

Jim Funk
Executive Director

