



KEY LINES

A Golden Keys Homeowner's Association Publication



December 2017

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Next Board Meeting

Jan 16, 2018

In Remembrance



Please let us know if a Golden Keys loved one, neighbor or friend has passed.

Thank You—Sue Kernen

480-941-5297

<http://www.GoldenKeysScottsdale.org>

After several years' of discussion, the website for our Community is almost ready. For now, and in the foreseeable future, the website will be used as an OPTIONAL resource for information for our members and others outside of our community who have an interest in learning more about Golden Keys (realtors and interested buyers).

To be clear, no members are being forced to use the website. It will be years, if ever, before the website will be our primary means of communicating with our members. But like any new tool, it is important to take the first step of the journey, and that is exactly what we are doing.

The full implementation for the first phase of the website project will occur over the next 6 months.

-In January, we will launch the Welcome and Announcements Page as well as a link to the Key Lines.

-In February – April, we will add these pages: History; Community Story, the Events Calendar; Governing Documents; Rules & Regulations; and Forms.

-In the Summer of 2018, we will add the Residents' Directory (password protected).

Our initial investment for the website is less than \$40.00 per year which covers our domain name, the site hosting resource, and development tools. We have done the work ourselves (with coaching by the City of Scottsdale Digital Media Team) so no development costs have been incurred.

Be on the lookout during the first 2 weeks of January for our launch.

Special Thank you

Big "Thank You" to the **Social Committee** and the **extra helpers** for creating a wonderful **Holiday Social** for us! Thank you **Shirley Goss** for entertaining us with her **Christmas dances**, and **Gaylord Aldrich** for reading the "**Night Before Christmas**" to us. Thank you to **Shirley Goss and Bev Aldrich** for leading us in the **sing-a-long** and **Tom Kernen** for **leading us in the door prize drawings!** Thank you to **GK Crafters Corner** for doing the **stockings** for the door prizes. Thank you, **Betsy Spiegel** for taking **photos** and suppling the Key Lines with color copies!

Hope everyone had a good time! **Thank you!**



Things to do around Scottsdale

- Lisa LeMaster

Motion: A Video Experience – A Special Scottsdale Artwalk

The Scottsdale Arts District comes alive on this special ArtWalk as you experience video projected onto buildings, in the streets, within galleries and on storefronts, highlighting Scottsdale as a cutting-edge player in this ever growing art niche.

January 25 from 6:30 – 9:00 PM along Main Street from Scottsdale Rd west to Goldwater Blvd, and on Marshall Way north of Indian School Rd. to Fifth Ave. Admission is free.

Enjoy Our Beautiful Weather at Sunday A'Fair Free Concerts in the Park

Most Sundays Noon to 4PM through April 8. Scottsdale Civic Park, right next to Scottsdale Center for the Performing Arts, 7380 E 2nd St.

Sunday A'Fair features free outdoor concerts by the Valley's top musicians. Bring folding chairs or a blanket for the lawn. Enjoy food from the grill and drinks available for purchase or bring your own picnic lunch (no outside alcoholic beverages allowed). Enjoy docent-led sculpture tours in the park and free admission to Scottsdale Museum of Contemporary Art. January concerts feature a diverse range of performers. For more information on January musicians and schedules visit: <https://www.scottsdaleperformingarts.org/event/sunday-afair-2018/> or call Scottsdale Center for the Performing Arts 480-499-8587.

Thoughts on Travels-

-Karl Warner

A Chance Meeting with the President of Chile

While touring Chile in October I was with a small group of eleven. When we went to the airport in Punta Arenas for our early-morning flight we discovered it was cancelled and we couldn't get another until evening. Since we had an extra day in the world's most southerly city, we obtained a van and a very young local guide. Since he was a native of Punta Arenas he showed us many points of interest only a local would know.

At lunchtime he recommended a restaurant famed for its grilled lamb. When we pulled up there was an obvious heavy police and security presence and many SUVs with darkened windows. Perplexed, the guide went into the restaurant and was told that the president of Chile was holding a luncheon meeting in a private room but we could eat in the main restaurant.

After finishing our superb meal a waiter told us that the president was leaving by another door and if we wanted to see her we could walk into the courtyard. Like any curious traveler about five of us with our cameras went outside.

Soon President Michelle Bachelet appeared with her security detail, but when she saw us she smiled and walked over, shook hands, greeted us in perfect English and welcomed us to her country. One of our group suggested that she might allow a picture with us, which she graciously granted. That photo is one of my travel treasures.



Golden Keys Charities, collected \$915.00

St. Vincent DePaul \$395.00 Season for Sharing \$270.00 Salvation Army \$250.00

Thank you to all who contributed!



Safety, Reminders & Community Tips of the Month:

-Gina McCracken— ginamm51@cox.net

EMERGENCY ENTRANCE INTO YOUR HOUSE

If there is an emergency – how will “help” get into your house? Having a trusted neighbor with your key can be a good option. But, the **Scottsdale Fire Department** offers another 24-hour solution. Go to 'scottsdaleaz.gov/fire/prevention-inspection' to see the **Knox Box**. If you qualify as a 'senior' there is a discounted option – 'scottsdaleaz.gov/fire/lockboxes-for-seniors.' The fire department will work with you, close the box for you and be the **ONLY** one to unlock it in case of emergency. **Have a safe Christmas!**



Words of Wisdom

-Janet Stein

“In the central place of every heart, there is a recording chamber; so long as it receives messages of beauty, hope, cheer and courage, you are young.” -Samuel Ullman

“The Gay Side of Life” New Year Resolutions:

I bought a treadmill because my New Year's resolution is to have more things to put more lanaiary on.

-Danial Lin

For those of you who will quickly fail your New year's resolution, like I have, there is always the Chinese New Year to try again. -Thomas Pankonin

Forgot to make resolution? Just write down everything you did last night and write the word STOP! -

Pete Holmes

My New Year's resolution is to be more assertive if that's OK with you guys?

-Megan Kelly Dunn



BOARD OF DIRECTOR OPENINGS

As we look ahead to 2018, we have learned the Cathy Besson and Shelly Lear have resigned their Board positions effective January 17. They have both done a remarkable job leading the Clubhouse and Landscape committees and the Association is in better shape because of their work.

Now is the time for several members who are interested in continuing the good work of the Board to raise their hands. Elections will be at the March 2018 Membership meeting. A **Nominating Committee** has been appointed – **Elizabeth Enright** is chairing the committee and **Barry Downs** and **Chuck Coella** are assisting her. If you are interested in serving on the Board, please contact any one of these folks – and if you are asked to serve, please give their request serious consideration.

Events/Meetings/Social

Architectural Committee:	Jan 9, 2018; 7:00 PM Clubhouse (2nd Tuesday of the Month)
Men's Poker :	Each Wednesday, 12:00 PM Clubhouse
Clubhouse Committee	Check posting at Clubhouse -Cathy Besson/6321 Catalina
Ladies Who Lunch	Jan 19, 2018 Retta Kelly 480-945-3303 Allison Weiss 917-406-2561
reative Crafters	Jan 2, 2018 Nancy Dallett 480-990-3681(1st Tuesday of Month) (off July-August-Sept)
Men's Lunch	Dec 26, 2017 RSVP to Bob Will 480-946-4889 or Dan Svoboda 480-946-5055
Bridge Players	Mondays 1PM Clubhouse—LaDeta Gandy 214-384-7150





RECIPE OF THE MONTH - Fran Nicoletti



Recipe of the Month:

Norma Pearson shared her mom's ham loaf. Everyone in her family loved it. Thank you Norma for sharing!

- 1 1/2 lb ground smoked ham
- 1 lb fresh ham
- 1 lb sausage
- 1 cup milk
- 3 eggs
- 3 cups of plain bread crumbs

I am a real ham. I love an audience. I work better with an audience. I am dead, in fact, without one.

-Lucille Ball

Lightcap, Norma	1/1
Cross, Bruce B.	1/3
Madril, Ruben	1/4
Rose, Betty	1/5
Spangler, Scott	1/7
Council, Donna	1/11
Abramowitz, Stephen	1/12
Kittell, Pamela	1/15
Van Dam, David	1/17
Sheridan, Michael J.	1/20
DeVito, Sr. Michael J.	1/25
Sinadinos, Gale H.	1/27
Fisher, Kenneth,	1/27
Haffner, Jennifer	1/28
Garcia-Bunuel, Virginia	1/29
Gordon, Jan	1/29
Sudbeck, Linda D.	1/30

Mix all the ingredients together. Bake in greased pan at 350 for one hour. Just before it comes out of the oven, add pineapple to the top, mix a little brown sugar with the pineapple juice and pour over loaf.

Trivia:

—Tom Kernen



COLLEGE FOOTBALL BOWL SEASON

A total of 41 team-competitive postseason games (Bowl Games) will be played, including the national championship game. In all, 80 teams have been invited to play (there is 1 Championship game played by 2 existing Bowl teams). 65 of the teams had winning records, and 15 finished with a .500 (6-6) season. This marks only the second time in nine years that no teams with losing seasons had to be invited to fill available bowl berths.

Communications Committee

Editor /Tom Kernen GKHOA_tom.kernen@yahoo.com

Publishing/Copy Editor /Sue Kernen skernen@cox.net

Safety, Reminders & Community Tips /Gina McCracken Ginamm51@cox.net

Clubhouse Reservations /Cathy Besson 480-874 4232

GK Photographer /Betsy Spiegel B_spiegel@msn.com

Scottsdale News /Lisa LeMaster chadmears@cox.net

Humorist /Gaylord Aldrich "The Gay Side of Life" 480-946-8287

Words of Wisdoms /Janet Stein offbook3@gmail.com

Recipe of the Month /Fran Nicoletti msfran7441@hotmail.com

Travel & Tips Column /Karl Warner ginkyguy@hotmail.com

Delivery Crew /Barry Downs 480-945-2557

(Cecily DeRosa, Norma Pearson, Jenny Scriver, Nancy Gress)

Real Estate /Jennifer Might 480-251-7511 jmight7@gmail.com

(Cecily DeRosa-Welcome New Neighbors)

Paint request / Jenny Scriver 602-920-0837 c-480-961-8549 email: mamagogo321@gmail.com





Recipe Corner-
Please share your favorite Recipes!



Please submit recipes to:
msfran7441@hotmail.com
or drop it off at
6310 E. Pinchot Avenue.
Thanks— Fran

**Merry Christmas
and
Happy New Year!**

**Bridge Players
Mondays
1PM Clubhouse**
If interested contact
**LaDeta Gandy
214-384-7150**



Looking for more people to join in the fun! We have a really good time. Please feel free to show up on Monday at the clubhouse!



Creative Crafters:
**Nancy Dallett
480-990-3681**
Ndallett@cox.net
Jan 2 at 6:30PM
RSVP Please to Nancy



Ladies Who Lunch
Retta Kelly
480-945-3303
Jan 19, Noon
Cheesecake Factory
Biltmore Fashion Park
24th and Camelback

Architectural Committee: Jan 9, 2018; 7:00 PM Clubhouse

An owner wanting to paint the exterior of his town home can obtain the color palette from Jenny Scrivner and complete the paint section (section A) on the ASC's Application for Design Review. An owner wanting to make changes to the exterior of his town home must complete the ASC's Application for Design Review also obtained from Jenny Scrivner. Jenny's e-mail address is:

mamagogo321@gmail.com. Her mobile number is: 602-920-0837.
Martha Spruell-ASC Chair



Reminder- Safety tip: Be sure to check your tire pressure, In your tires, with the cold weather your tires will lose air. Discount Tires will do this for free!



Gerri Clontz wants to get a community Bunko game started. We will need at least 8 players. Please give Gerri a call to let her know you are interested in joining in on the fun! The more the merrier! **Gerri—928-358-8221**



WANTED !!! Tennis ladies to sub or join our very casual and low key doubles tennis group. Tuesdays and/or Fridays at Herberger Park from 8:30 - 10 a.m. Sometimes we play at a private court at the Los Olivos Condos, but we will be at Herberger all of January. Call Louise Schweitzer at 216-533-3518 for more information.



Reminder, the pool will be heated again March 1, 2018



**Men's Lunch,
Tuesday Dec 26, 11:30
Denny's on Scottsdale Rd.
Scottsdale, AZ**
for more information contact:
**Bob Will 480-946-4889
Dan Svoboda 480-946-5055**

**Please consider joining
the GK HOA Board
Contact:
Elizabeth Enright
480-990-8884**



DRAFT - Minutes of the Regular Board of Directors Meeting
Golden Keys Homeowners Association
December 19, 2017, 7:00 PM
Golden Keys Homeowners Association Clubhouse

Directors present: Carl Thompson, Martha Spruell, Cathy Besson, Shelly Lear, Jennifer Might, and Tom Kernen

Director Absent: Chuck McCracken

Approximately 09 members and guests were in attendance

Meeting was called to order at 7:00 by President Carl Thompson

The agenda was accepted with a change to add item 6c – to ratify the February 15, 2011 leasing guidelines.

Approval of minutes from prior meetings:

- November 21, 2017 minutes - **Motion** made for approval and seconded; **Approved** unanimous
- **Motion** to amend to include the Executive Session minutes; **Approved** 5 – 1 with Ms. Lear opposed

COMMITTEE REPORTS

Architectural Standards Committee (ASC): by Martha Spruell

Written report presented to the board.

Pool Committee: by Martha Spruell

Written report presented to board.

Finance Committee: by Tom Kernen

November 2017 Treasurer's Report - **Motion** made for approval and seconded; **Approved**. Unanimous.

Written report submitted to board

Landscape and Grounds: by Shelly Lear

Written report submitted to board

Clubhouse Committee: by Cathy Besson

Written report submitted to board

Real Estate Committee: by Jennifer Might

Written report submitted to board

Communications Committee: by Tom Kernen

Written report submitted to board

* * * * *

OLD BUSINESS

1. Mr. Thompson **appointed** Elizabeth Enright (chair), Barry Downs, and Chuck Coella as members of the Nominating Committee for the Board Member election in March 2018.
2. **Motion:** Approve the Architectural Policies and Procedures document (version 16.0). **Seconded**. **Approved** unanimous.
3. **Motion** to approve the with the ASC Design Application Form (GK Form ASC No. 1 dated December 12, 2017). **Seconded**. **Approved** unanimous
4. **Motion** to approve CDC Pools, Inc. to re-texture the HOA Kool deck including filling in the tree well at a cost of \$14,833.00. **Seconded**. **Approved** Unanimous
Motion to Amend: Contract must specify the 2-year warranty. **Seconded**. **Approved** unanimous

NEW BUSINESS

1. **Motion** to approve engaging Advanced Reserve Solutions to update the Association's Reserve Study.

Clubhouse R & R. Seconded. **Approved** 5-0-1 In favor: Thompson, Spruell, Lear, Kernen and Besson.
Abstained - Might

Motion to Amend and table this motion. Seconded. **Failed** 3 – 3. In favor: Spruell, Might, and Besson.
Opposed: Lear, Besson, and Kernen.

2. Ms. Besson reviewed proposed new rules and regulations for Clubhouse usage. Discussion followed with follow-up at the January ,meeting.
3. Ratify the February 15, 2011 Guidelines as the current Rules and Regulations for leasing homes. Further research will take place to determine the current policies that are in place.

MEMBERSHIP FORUM

Several members addressed the Board.

EXECUTIVE SESSION

Motion to move into Executive session to discuss business relevant to specific homeowners; Seconded.
Approved. Moved into Executive Session at 8:45 PM.

Executive Session ended at 9:00 PM.

* * * * *

Meeting was adjourned at 9:00 PM.

Respectfully submitted by,
Tom Kernen, Secretary

Architecture Standards Committee Meeting Dec. 12, 2017

Members present: Martha Spruell, Carl Thompson (until 8 pm), Shelly Lear, Jenny Scrivner, Retta Kelly

There were no guests in attendance.

There were no design change requests by owners. The committee spent time refining the language in the ASC Design Change Request Form. The ASC Policies and Practices statement along with the Design Change Form will be presented to the HOA Board for approval on Dec. 19, 2017 at the monthly Board meeting. Copies of both will be delivered to Board members for review on Dec. 16th, 2017.

Findings from the community assessments in March and October were discussed. 2 owners cited in March have dates to complete the work. 6 owners of the 26 cited in October have not taken care of their issues. They will be called and asked for a completion date before the January ASC meeting.

Respectfully submitted,

Martha Spruell

Architecture Chair

Golden Keys Homeowner's Association
Board of Directors Meeting Tuesday, December 19, 2017
Clubhouse Committee Report

Committee Members:

Cathy Besson, Chair - 16 year Resident
Donna Council, Member - 15 Year Resident

Bob Will, Member – 17 Year Resident
Shawn Bridges, Member– 5 Year Resident
LaDeta Gandy, Member – 3 Year Resident

Committee Meetings:

None this month.

Repair and Maintenance Action:

Electrical problem reported on west side of Clubhouse that some of the lights in the overhang were not working. Electrician, Apollo Electric, called and determined some bulbs were out, some fixtures were loose, and some fixtures are not working. Due diligence being done to correct the problem.

Clubhouse Event Reservations:

Please contact Cathy Besson at 480.874.4232 or her email is cathybesson7@gmail.com to reserve the clubhouse. Cathy lives at 6321 E. Catalina.

New Draft Documents were given to the BOD and submitted for review at today's meeting.

Clubhouse Chair, Party Coordinator, and Board of Director Resignation

I have made the commitment of my time to my church for the purpose of supporting the International Student Ministry. Because of this commitment, I must resign from the Golden Keys Board of Directors effective January 17, 2018. I am grateful for the privilege of serving the residents of Golden Keys and it has been an honor.

Respectfully Submitted,



Cathy Besson

Golden Keys Homeowner's Association, Inc.
Board of Directors Meeting – Dec. 19, 2017
Landscape Committee Report

Submitted by: Shelly Lear

Shelly Lear, Committee Chair 480-993-3136
Donna Council, Committee Member 480-970-6354
Chuck Colella, Committee Member 480-800-7296
Bill Lear, Committee Member 480-993-3136

Landscape –AZ Metroscapes:

The irrigation pipe line along Avalon Street was replaced this month, the cost was \$764.00. This was due to the old poly tubing deteriorating, which has caused 6 breaks in the line over the last 4 months.

The landscape crew was asked to cut the oleanders back off of the kool deck in preparation of the pool committee's project; they completed the task last week.

63rd Canal:

The Cascolate trees were trimmed up on December 8th, the cost was \$615.00.

Metzger's Painting: Contact: Chris 602-768-3559 cell, 602-672-5069 office.

I have been in contact with Chris Fernandez to schedule the painting of the east SRP side of our 63rd place wall; he will be in touch after the holidays. The approved contract of \$1,250.00 has been on hold for 9 months while we worked on getting that side of the wall cleaned up. I will be mailing a 50% deposit check for the amount of \$625.00 to start the final phase of our community walls paint project.

There is an issue with a member's tree hanging over the wall at the residence of 6330 E. Avalon that has not been addressed.

Clubhouse Grounds and Community: Non Emergency Police 480-213-5000

City of Scottsdale Solid Waste: Contact: Ramon 480-312-5600 – customer # 100090

I contacted Scottsdale solid waste in September and again in December to have our broken commercial trash receptacle lid replaced. Ramon stated that this request was opened in September and is pending. I am working on this issue and hope to have it resolved soon.

Resignation:

As of January 17, 2018, (the day after the January's board meeting), I am resigning as a Golden Keys Board of Director, Landscape Chair, Architecture Board Member Liaison, and Executive Committee Member. I am not able to devote the time that is necessary to complete the duties of these positions. It has been an honor and privilege to serve on the board in all these capacities and I want to thank the members for their support and confidence in me.

A Big Thank You to the Landscape Committee Members for all their hard work!

Pool Committee report

The Committee met on Dec. 11, 2017 at the clubhouse. Members present: Barry Downs, Laurie Salisbury, Nancy Dallett, Retta Kelly, Sue Kernan, Mary Ellen Svoboda, and Martha Spruell.

The discussion about the pool bids generated questions. Barry and I got answers to the questions on Tuesday, Dec. 12, 2017 via phone conversations with Steve Huddleston, All Valley Pools and Jim Muller, CDC Pools, Inc. The committee recommends CDC Pools to make the repairs to the Kool Deck.

One of the pool motors (east one) failed because the wirings caused a meltdown, tripping the breaker. After it was determined to be a motor problem and not an electrical problem, Swimming Pool Service and Repair replaced the motor with the spare motor which is a rebuilt motor that was our back-up. The failed motor can't be rebuilt. The chlorinator cap was replaced because the threads in the cap were filled with calcium chloride and the cap leaked as a result. The D/E filters were checked and cleaned on Tuesday, Dec. 12th. This is done semiannually.

The gas and heaters were turned off the evening of Nov. 30th. I will be turning them back on Feb. 25 or 26, 2018 so that the pool will be ready for use on March 1st, 2018.

There were 156 signatures on the sign in sheets for the pool in November.

Respectfully submitted,

Martha Spruell

Pool Chair

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF December 2017

November 21 - December 18 Closings:

Jeannine Heil will now reside at 6273 E. Catalina Drive

Leased Properties:

No changes for leased properties.

Minutes Respectfully Submitted By:

Jennifer Might

Secretary Office and Communications Committee Report – prepared by Tom Kernen

Dec 19, 2017

1. The Annual Membership meeting is scheduled for March 18, 2018 at 3:00 PM.
2. The Nominating Committee must be appointed by Carl Thompson no later than December 19, 2017.
3. I met with several members of the Community to discuss the launch of the Association's website. Target launch is January 2018.
4. All other activity was business as usual.

Treasurer's Office and Finance Committee Report – prepared by Tom Kernen

December 19, 2017

1. Bank accounts are balanced for month-ending November 2017.
2. With the help of Chuck McCracken, we did not renew the 18-month CD at BofA. Thank you, Chuck. The proceeds were transferred into the Checking account and are being held there in anticipation of approval of the Kool Deck resurfacing project.
3. Spoke to Martha Spruell regarding the Kool Deck resurfacing project and based on the estimated costs that we discussed (if the Board approves the project) the cost will be covered by the existing reserve funds.
4. Reminder: the 2018-19 Budget meeting will be held on Tuesday, **February 6, 2018** at the Clubhouse starting at 5:00 PM.
5. All other activity was business as usual.