

KEY LINES

April 2018

A Golden Keys Homeowner's Association Publication
<http://www.GoldenKeysScottsdale.org>

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Next Board Meeting

May 15, 2018

New Website

<http://www.GoldenKeysScottsdale.org>

In Remembrance



Jim Lightcap
March/Catalina
Don Conkle
April/Catalina



OUR RESERVE STUDY

Part of determining how much we should be paying in maintenance assessments each month, our Board of Directors must estimate how much our association is going to spend for operating expenses and how much it must save for future repairs and replacement of common area assets (reserves). However, in order to know how much to set aside for those repairs/ replacement, the Board needs to know approximately when those repairs/replacements are going to be needed.

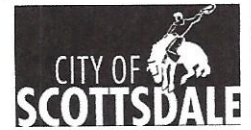
A reserve study helps to provide that information to the Board. Arizona maintains no statutes requiring an HOA to prepare a reserve study or fund reserves. Arizona does, however, maintain statutory requirements obligating the association to deliver to a purchaser, or their authorized agent, specific information. This includes but is not limited to: (i) the total amount of money held by the association as reserves; (ii) a copy of the association's most recent annual financial report; and (iii) a copy of the association's most recent reserve study, if any.

Prudent buyers (and current homeowners too) will ensure that they receive and review this information. When HOA assets are properly maintained, property values tend to increase - but it takes money to maintain assets, perform repairs, and replace outdated components.

HOA experts, including the Arizona Association of Realtors, strongly recommend that a reserve study be performed every 3 – 5 years. Our most recent study was done in 2012. This diligent practice should enable an association to plan accordingly and set aside on enough money on an annual basis to offset anticipated reserve expenses.

A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain. In addition, a reserve study provides estimates for each component's remaining life, cost of maintenance or replacement and the annual dollar contribution required to perform the work.

Working with our vendor, Advanced Reserve Solutions, Inc., Chuck McCracken is leading an ad hoc committee to update our Reserve Study. His committee is composed of current and past committee members as well as a few at-large members of our Community. While we will benefit from working with a company that has extensive experience doing this work, the committee will be charged with extensive research to help perform the physical analysis of our Community. By way of the physical analysis, the condition of common area, building and grounds components are evaluated. The remaining useful life of each component is determined, and the repair or replacement cost is estimated. This is no small task, and the committee's work should be highly valued by our homeowners.



Talk Cinema at Scottsdale Center for the Performing Arts

Two events: Tuesday, May 15, 7:00PM and Tuesday, May 29 7:00PM - Virginia G Piper Theater, Scottsdale Center for the Performing Arts, 7380 E 2nd St, Scottsdale – Single Screening \$14 – For tickets or more information, please visit the SCPA website or call the box office at 480-499-8587

Mixing Hollywood flair with the element of surprise, Talk Cinema offers sneak previews of new independent and foreign films - personally selected by nationally recognized film critic Harlan Jacobson from Cannes, Sundance, Toronto and other internationally ranked film festivals. Screenings are followed by critical discussions with film scholars and talent.

Thoughts on Travels-

-Karl Warner



These Are the Choices

Shortly after retiring I embarked upon an adventure trip in the dunes of the Sahara desert in Eastern Morocco near the Algerian border. While driving to the starting point of our trek we were overtaken by a raging sandstorm. Our drivers turned the vehicles around and retreated to a nearby village with a ramshackle hotel. I was hot, tired, and had sand in my teeth, so I was anxious get to my room.

When I entered the room it was very hot, but there was a window air-conditioner. Unfortunately it did not work. I walked back down three flights of stairs to the lobby and told the clerk I would like to change to a room that had a working a/c unit. Although he spoke very little English he understood and traded my key for another.

Back up the stairs I tried the new room and found it to be cool. Comfort at last - until I checked out the bathroom. The toilet had no seat or lid. So I retraced my route back to the lobby and explained that the bathroom was lacking a toilet seat.

After digesting this information the clerk informed me I could have the room without a/c but having a toi-

REMINDER

Reminder to All Homeowners

Thank you to all who have made their **2018-19 assessment payment**. Your checks will be deposited the first week of May, after the new fiscal year begins.

As a reminder to others, assessment payments are due May 1, and a \$15.00 late fee will be assessed to all unpaid accounts after May 31.

There are still about 20 homeowners who have not returned their HUD and Emergency Contact forms. The **HUD** form is necessary for the mandatory federal reporting requirement for our age-restricted Community. If you no longer have your form, please call Tom or Sue Kernen at 480-941-5297 or email Sue at skernen@cox.net and we will get one to you.



Safety, Reminders & Community Tips of the Month:

-Gina McCracken— ginamm51@cox.net

IS YOUR CUP HALF FULL?

Seems like as the months go by we find more things that our bodies can no longer do plus fewer things we can. Focusing on these circumstances can lead us to sadness and depression. So, we have a choice on where our minds ruminate. Let us consider what we can do, where we can go, the precious friends and family in our lives. Our cups are half full!



Words of Wisdom -Janet Stein

“Kindness is the language which the deaf can hear and the blind can see.”
-Mark Twain

“The Gay Side of Life”

Bummer Crop

My prolific garden produces an abundance of fruits and veggies, and my neighbors look forward to my sharing the harvest with them. One vegetable is a hard sell: zucchini. There’s always a bumper crop of them I have an idea: I fill a big box with zucchini and, for visibility, set the box on a chair by the side of the road. I prop a sign above the box that reads, “FREE”! Later, I check to see whether if I need to refill the box. It sits on the ground, still full of zucchini. My chair, however was gone!!



REMINDER from the Architectural Standards Committee :

An owner wanting to make changes to the exterior of his/her home, including painting, needs to submit an Application for Design Review to the Architectural Standards Committee (ASC) at least 10 days before an ASC meeting. Contact **Jenny Scrivner** at **602-920-0837** or e-mail at **GKHOA.jenny.scrivner@gmail.com** for an application form.

The ASC meets the 2nd Tuesday of every month at 7 pm in the clubhouse when there are items on the agenda. Check the bulletin board at the clubhouse the day of the meeting for agenda items. The next ASC meeting is May 8, 2018 with applications due no later than April 28, 2018.

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

| | |
|----------------------|---|
| Bridge Players | Mondays 1PM Clubhouse—LaDeta Gandy 214-384-7150 |
| Men’s Poker | Wednesday, 12:00 PM Clubhouse |
| Clubhouse Committee | Check with MJ Kelsey 602-402-5501 on the next meeting |
| Men’s Lunch | May 29, 2018 - Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (last Tues in month) |
| Creative Crafters | May 1, 2018 6:30pm Nancy Dallett 480-990-3681(1st Tuesday of Month) (off July-Aug-Sept) |
| Arch stds. Committee | May 8, 2018; 7:00 PM Clubhouse (2nd Tuesday of the Month) |
| HOA Board Meeting | May 15, 2018 Monthly board meeting held 3rd Tuesday of each month |
| Ladies Who Lunch | May 18, 2018 Retta Kelly 480-945-3303 Allison Weiss 917-406-2561 (3rd Wednesday) |
| Bunko Night | May 22, 2018 Clubhouse 6:00pm Gerri Clontz 928-358-8221 (4th Tuesday of the month) |





RECIPE OF THE MONTH - Fran Nicoletti



Recipe of the Month:

This is a recipe from a friend outside the Golden Keys. Hope you enjoy it.



Rice is great if you're really hungry and want to eat two thousand of something. -Mitch Hedberg

Rice Pudding:

- 1/2 gal. Homogenized milk
- 1 c. long grain rice
- 1 c. granulated sugar
- 1 stick margarine
- A pinch of Salt
- 1 egg
- 1 pt. heavy cream
- 1 tsp. vanilla extract

Cook the milk, rice, sugar and margarine together in a pot, stirring constantly. Cook one hour. Must be thick. Remove from heat. In another bowl, mix egg, cream, and vanilla. Beat all together. Add the rice and mix well. Makes 12 servings

| | |
|------------------------|------|
| Haugen, William | 5/5 |
| Day, Arva | 5/6 |
| Shay, Pat | 5/10 |
| Duperreault, Georgette | 5/16 |
| Boorman, Garrett | 5/19 |
| Goss, Shirley J. | 5/20 |
| Tull, Jo Ann | 5/23 |
| Minard, Carol C. | 5/24 |
| Alseike, Marga | 5/30 |
| Seifert, Sharon | 5/31 |

Fran needs recipes! Please share one of your favorite recipes with Fran.
msfran7441@hotmail.com

Trivia: - Tom Kernen

What Post Position has won the most Kentucky Derby's?

Since 1930 (when the starting gate was first used), the winningest post positions (PP) have been:

- PP5 = 10 wins
- PP10 = 9 wins
- PP1 and PP8 = 8 wins



It may be hard to back a horse leaving from PP's 6, 11, 14, 17, 18, 20, 21, 22, and 23 – they have won 2 or fewer times since 1930.

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** /Mary Jo Kelsey 602-402-5501 mjkat28@yahoo.com
- 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 Scrivner, Nancy Gress)
- Real Estate** /Jennifer Might 480-251-7511 jmight7@gmail.com
(Cecily DeRosa-Welcome New Neighbors)
- Paint request** / Jenny Scrivner 602-920-0837 c-480-961-8549 email: GKHOA.jenny.scrivner@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

Bunko 4th Tuesday of the month. If interested please give Gerri Clontz a call for more information. **RSVP please to Gerri—928-358-8221**

Next game April 24

6:00pm Clubhouse

In May it will be the 22nd



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!

Additional Information you may want to know:



What to Do When Dockless Bike Share Bikes that are left In Our Community

Scottsdale residents who see a bike parked illegally or unsafely should call the company. Every bike has a label that tells how you can contact the company to have it removed from the property. LimeBike and ofo said they have ground crews that pick up wayward bikes within 24 hours of being reported. Then, if company fails to remove the bike, residents can call the Scottsdale police.

LimeBike – 888-546-3345; ofo – 844-289-9747



Clubhouse Reservations are now being taken by:

Mary Jo Kelsey 602-402-5501 mjkat28@yahoo.com

Looking for volunteers to help with the Clubhouse committee, if interested please give Mary Jo Kelsey a call: 602-402-5501 mjkat28@yahoo.com



I hate Russian dolls, they're so full of themselves.



Creative Crafters:

Nancy Dallett

480-990-3681

Ndallett@cox.net

May 1 at 6:30PM

RSVP Please to Nancy

Nancy's house

Calling all Master Gardeners or Gardeners of all kinds



Please reach out to **Barry Downs**, who is now the chair of the landscape committee. He can always use some help. If you are interested in joining the landscape committee contact Barry at....

bdowns@cox.net or text or call him at **480-532-8450**.

All suggestions and ideas are appreciated.

Landscape Committee Needs Your Help!!

Carl Thompson and Nancy Dallett will cover long range planning!



Ladies Who Lunch

Retta Kelly

480-945-3303

May 18, Noon

Rita's Kitchen

Marriott Camelback Inn



Men's Lunch,

Tuesday May 29, 11:30

Denny's on Scottsdale Rd.

Scottsdale, AZ

for more information contact:

Bob Will 480-946-4889

Dan Svoboda 480-946-5055

Looking for Card table with or without chairs:



The Bunko group is in need of a additional card table. If anyone has one they would like to donate please let Sue Kernan know:

480-941-5297 skernen@cox.net

DRAFT - Minutes of the Regular Board of Directors Meeting
Golden Keys Homeowners Association

04/17/18, 7:00 PM
Golden Keys Homeowners Association Clubhouse

Directors present: Mary Jo Kelsey, Tom Kernen, Chuck McCracken, Jenny Scrivner, Martha Spruell, and Carl Thompson

Directors absent: Jennifer Might

Approximately 3 members and guests were in attendance

Review Agenda prior to calling the meeting to order. Agenda presented by Mr. Thompson – reviewed and **approved**

The Board Meeting was called to order at 7:00 PM by President Carl Thompson.

Ratify previous board meeting minutes and financial report:

03/20/18 minutes - motion made for approval and seconded; **approved**

March 2018 Treasurer's Report - motion made for approval and seconded; **approved**

* * * *

COMMITTEE REPORTS:

Pool Committee: by Martha Spruell

Written report presented to the board.

Architectural Standards Committee (ASC): by Jenny Scrivner

Written report presented to the board

Clubhouse Committee: by Mary Jo Kelsey

Written report presented to the board.

Landscape Committee: by Barry Downs

Written report presented to the board

Real Estate Committee: by Tom Kernen

Written report presented to the board

Communications Committee: by Tom Kernen

Written report presented to the board

PROJECT REPORTS:

Governing Documents: by Carl Thompson

Report presented to the board

Reserve Study: by Chuck McCracken

Report presented to the board

Web-site Management: by Tom Kernen

Report presented to the board

Community Liaison: by Mary Jo Kelsey

Report presented to the board

NEW BUSINESS

MEMBERSHIP FORUM

No members had any topics to address to the board.

EXECUTIVE SESSION

Motion to move into Executive session to discuss Association enforcement matters; Seconded and **APPROVED**. Moved to Executive Session at 7:43 PM.

Executive Session ended at 8:10 PM.

* * * * *

Meeting was adjourned at 8:10 PM.

Respectfully submitted by,
Jenny Scrivner, Secretary

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

April 17, 2018

1. Reminder - the fiscal year ends on April 30, 2018.
2. Bank accounts are balanced as of month-ending March 2018.
3. Ms. Toni Janes and Ms. Carole Schwietz have agreed to perform our financial audit following the close of the fiscal year.
4. The Arrangement Letter with Advanced Reserve Solutions was signed and returned with the deposit payment. I forwarded the Reserve Study Update Checklist to Chuck McCracken to start the project.
5. Invoices for 2018-2019 were sent on March 31. As of 4/14, 51 Homeowners have paid their assessment. Most have included the required proof of insurance.

Communications Committee Report – prepared by Tom Kernen

April 17, 2018

1. Information for the Resident Directory is being updated.
2. As part of the responsibility turnover process for the Secretary duties, I will work with Jenny Scrivner to update and produce the Directory in May for publication at the end of the month.
3. We are missing about 20 of the HUD and Emergency Contact forms from Homeowners. These individuals will be contacted personally and asked to complete the required paperwork. Unfortunately, this results in extra work for our volunteer workers.

I will also assist Jenny in the preparation of the required HUD report.

POOL REPORT FOR THE APRIL 17, 2018 HOA MEETING

There were no meetings of the pool committee this month. In March, 303 residents and guests signed the log-in sheet for the pool. 2 of the pool lights were off (not out) and resetting the GFI's solved the problem. But, if the GFI's continue to be tripped, it will require further investigation. All pool users are encouraged to sign the log-in sheet for an accurate count of swimmers.

Martha Spruell

Pool Chair

Landscape Committee Report

4/17/18

Submitted by: Barry Downs

Landscape – AZ Metroscapes:

1. Trimmed bushes along Pinchot Ave.
2. Started trimming oleanders around pool area.
3. Trimmed bougainvillea.

Committee Activity:

1. Committee members will divide the duties as follows:
 - a. Day to day operations –
Barry Downs, Chair
M. J. Kelsey, Dave Parish, Ken Healy
 - b. Long Range Planning –
Carl Thompson, Nancy Dallett
2. Barry Downs met with Hans Heitzinger (AZ Metroscapes contact) to facilitate transition to new Landscape Committee team.
3. Landscape irrigation was turned off and on as needed in order to accommodate the schedule for the Fiber Seal street project (fiber seal cannot be applied over a wet surface).

Anyone interested in joining the Landscape Committee may contact Barry Downs at bdowns@cox.net or 480-532-8450.

Clubhouse Report April 17, 2018

News

All clubhouse records were obtained and submitted for the reserve study.
Thank you Shawn Bridges.

The paint palette is now displayed for your convenience outside the clubhouse next to the bulletin board. There is also a paper copy in a plastic sleeve of the colors with the number code below the palette.

Note: The colors are on the front and back in the plastic sleeve.

Thank you Jenny Scribner for creating the palette display.

Repair and Maintenance

Clubhouse and pool were sprayed on March 29 by Spirit Pest Control

Air conditioning serviced for regular maintenance on 4/16

Clubhouse Event Reservations:

Mary Jo Kelsey, 602-402-5501. Call, text, or e-mail me at:
mjkat28@yahoo.com

Reminder:

Please make sure all outside doors are locked (especially bathrooms) when you use the clubhouse and/or pool area.

Respectfully submitted,

Mary Jo Kelsey

**Golden Keys Homeowner's Association
3016 N. 62nd Place, Scottsdale AZ 85251**

**Report to Golden Keys Board
Architectural Standards Committee
April 2018**

Applications for changes to the following residences:

- The owners of 6278 E Avalon Dr. have submitted a design review application to request permission to replace the pony wall that surrounds the patio in their backyard. **APPROVED UNANIMOUSLY**

Applications that notify the ASC regarding maintenance actions: The following information was announced at the meeting. No further action needed.

- The owners of 3008 N 62nd have submitted a design review application to request permission to repaint their residence using colors from the approved paint palette (Brushed Aluminum-base; Black-trim) and to repaint their alley wall.
- The owners of 6209 E Catalina Dr. have submitted a design review application to request permission to repaint their residence using colors from the approved paint palette (Navajo White).
- The owners of 6269 E Pinchot Dr. have submitted a design review application to request permission to repaint her residence the same colors (Benjamin Moore Mohave Desert, #1115-base; Benjamin Moore Old Canal, #1132). The wrought iron will remain black.
- The owner of 6322 E Pinchot Dr. has submitted a design review application to request permission to repaint her residence using colors from the approved paint palette (Monterrey White-base; Louisburg Green/Black-trim).
- The owner of 6263 E Pinchot Dr. has submitted a design review application to request permission to repaint her residence using colors from the approved paint palette (Shadow Grey-base; Cloud White and Black-trim). The alley wall (facing the alley) will also be painted.

Other Topics:

- Spring, 2018, Neighborhood Assessment: The spring assessment was held the week of March 24-31st
- Applications are due no later than April 28, 2018 to be on the agenda for the May 8, 2018 ASC meeting.

Jenny Scrivner
Architectural Standards Committee Chair

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF April 17, 2018

March 20 - April 17 Closings:

Jerry & Hiroko Spight will now reside at 6270 E. Pinchot Ave.

Christine Schroeder will now reside at 6330 E. Pinchot Ave.

Leased Properties:

No Changes for Leased Properties

Minutes Respectfully Submitted By:

Jennifer Might