

KEY LINES

September 2018

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Next Board Meeting
October 16, 2018

In Remembrance



August/Catalina
Robert Border
Rodney Isaacson
Edward Muncaster
August/Pincho
Victor Herring
September/Avalon
Frank Marra

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



Board Elections – March 2019

5 Positions Available

It's Time to Prepare

The HOA's next Annual Membership meeting will be held in March 2019 and get this ...

5 of the 7 Board positions will be up for election

Why are we talking about this now? – a full 6 months before the election? We want to give you time to think seriously about making a commitment to your community. The 2 objections we hear most often are:

- 1.) I don't have enough time – seriously, who does?
- 2.) I don't know anything about serving on an HOA Board.

If you are interested in understanding how an HOA operates, and especially if you think you may be interested in serving on the Board, there are some great, free education opportunities.

The **City of Scottsdale** has announced its Neighborhood College Curriculum for the Fall. There are several classes that specifically target HOA issues. These classes are generally well attended with 50-70 people in the audience.

In addition to the in-person seminars, the City has provided a 4-class video series of past presentations that you can watch from your home computer. You can get all the details on the in-person and video presentations at

<https://www.scottsdaleaz.gov/citizen-service/college>

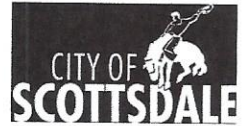
The **Mulcahy Law Firm P.C.** is a gold mine of training and learning resources for HOA's. Beth Mulcahy has just announced her firm's schedule of classes for the Fall. You can access the schedule at :

http://mulcahylawfirm.com/announcement_info.php?item=36

The firm's website also has a fabulous "Publications" link on their web site that offers: Cheat Sheets (currently discusses more than 40 topics); Educational Materials; Legislative Update Summaries (dating back to 2005); and Mulcahy Memos (memos written to Beth's registered followers dating back to 2015).

Anyone can register on Beth's web site to be added to the firm's mailing list. Her firm also has a robust Facebook page which you can easily follow so you don't miss any interesting topics.

None of us have enough time, at least we all have other things we may rather do. I guarantee all current and past Board members made an extra effort to find the time necessary to step up and help our Community. You can too!



Granite Reef Senior Center

Scottsdale's Got Talent Oct. 26, 2018 1:00pm Free of charge (Shirley Goss will be performing)

Senior Center Halloween Bash

Looking for a spook-tacular way to celebrate Halloween? Join the Granite Reef Senior Center annual Halloween luncheon featuring costume contests, games, and live entertainment. This free event is from 10:30AM to 1:30 PM Wednesday, October 31, at the Granite Reef Senior Center, 1700 N. Granite Reef Road. Call 480-312-1700 to register or for more information.

Scottsdale Library Hosts "Celebrate '68" Presentation and Discussion

Enjoy a photo-rich presentation about this historic year in Scottsdale by historian Joan Fudala and architect Doug Sydnor. This free event is at 6:00PM Thursday, October 11 at Scottsdale Civic Center Library, 3829 N Drinkwater Blvd.

Take a look at this interesting flash from the past of what was going on in the country and in Scottsdale 50 years ago! <http://www.scottsdaleairpark.com/celebrate-68/>

Thoughts on Travels-

-Karl Warner



A Very Big Blessing

While traveling in Southern India I had an opportunity to spend a few hours exploring the mighty Meenakshi Ammon Temple. Built in its present form in the 14th century, it is a major Hindu shrine with multiple gopurams, the intricately carved stone towers. One of the gopurams soars to 170 feet.

In a dark nook I stumbled upon the temple elephant. He was beautifully painted and stood waiting for the next offering. I was led to stand with my back to the elephant and hold up a coin with my left hand above my head. His trunk gently removed the coin from my fingers and dropped it into the collection plate.

As I remained standing with the elephant behind me I suddenly felt the trunk giving me blessings in the form of three light taps on my head. The experience was worth far more than the few rupees of my offering.



Attention Golden Keys Residents

Golden Keys Social Committee would like to invite you to come and join the committee to discuss our upcoming events.

Meeting is scheduled for Tuesday, Oct. 16th at 3pm @ clubhouse

Will be discussing upcoming events, looking for new ideas, and more hands to help share the load.

Please contact Mary Ellen Svoboda phone or text: 480-945-6638

Save the date for Nov. 17th for our Fall social!



Safety, Reminders & Community Tips of the Month:

-Gina McCracken— ginamm51@cox.net

Lock the door behind you - Whether getting into and out of your car or entering and leaving your house – always lock the door immediately. The bad guys have options – they can steal your property more easily if unlocked – and rob/assault you if you fail to lock your car/house upon entering. We are thankful thefts are rare in GK – but one time is too many, especially if it is YOU.



Words of Wisdom -Janet Stein

"Great minds discuss ideas; average minds discuss events; small minds discuss people."
-Eleanor Roosevelt



"The Gay Side of Life"

Back to School

Teacher: "Anyone who thinks he is stupid may stand up"

Nobody stands up...

Teacher: "I'm sure there are some stupid students here."

Little Johnny stands up

Teacher: "Oh Johnny, you think you are stupid"

Little Johnny: "No ... I just feel bad that you are standing alone."



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 **Oct 9, 2018** with applications due no later than **Sept 29, 2018**.

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

Bridge Players	Mondays– Retta Kelly 480-945-3303
Men's Poker	Wednesday, 12:00 PM Clubhouse
Clubhouse Committee	Check with MJ Kelsey 602-402-5501 on the next meeting
Men's Lunch	Sept 25, 2018 - Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (last Tues in month)
Creative Crafters	Oct 4 - Nancy Dallett 480-990-3681(1st Tuesday of Month) (off July-Aug-Sept)
Arch stds. Committee	Oct 9, 2018; 7:00 PM Clubhouse (2nd Tuesday of the Month)
HOA Board Meeting	Oct 16, 2018 3rd Tuesday of each month (not July & August)
Social Committee	Oct 16, 2018 3:00PM clubhouse
Ladies Who Lunch	Oct 19, 2018 Retta Kelly 480-945-3303 Allison Weiss 917-406-2561
Bunco Night	Oct 23, 2018 Clubhouse 6:00pm Gerri Clontz 928-358-8221 (4th Tuesday of the month)





I was introduced to PALEO eating and found this recipe very easy and yummy! Enjoy!

Ground Beef and Cabbage Skillet


- 1 lb ground beef
- 1 onion, chopped
- ½ head cabbage, chopped
- 1 15oz. can diced tomatoes
- 10 oz. can tomato sauce
- Cooking fat (olive oil, coconut oil, etc.) your preference
- Salt & Pepper to taste

“ An idealist is one who, on noticing that roses smell better than a cabbage, concludes that it will also make better soup.”

-H. L. Mencken

★HAPPY BIRTHDAY!★	
Adamson, Rainee	10/2
Sinadinos, Nicholas	10/6
Svoboda, Daniel	10/9
Will, Betty	10/13
Rooney, Nel	10/15
Herring, Ginny	10/18

Melt some cooking oil in a large skillet placed over medium-high heat. Cook the garlic and onion until fragrant and soft. Brown the beef until no longer pink. Add the cabbage, tomatoes, tomato sauce, and season with salt and pepper. Cover and let simmer for about 25 minutes or until cabbage is soft.



Javelina spotted in our neighborhood!

Tally Thompson spotted a javelina in the south alley on Catalina. If you see one, please **do not** approach them. They can be very dangerous. Even baby ones, cause mama is always close by.

It's time to call St. Mary's Food Bank if you want your citrus trees gleaned.
 (602) 242-FOOD (3663) <https://www.firstfoodbank.org/citrus-gleaning-seasonal/>



Why is a Golf Game 18 holes?

Before 1764, a round of golf at Scotland's St. Andrews was 22 holes – 10 holes that were played twice and the other 2 holes, once each. In 1764, golfers at St. Andrews decided to combine 4 short holes into 2, so 8 holes were played twice plus the 2 extra holes – for a total of 18. In 1842, the Royal & Ancient laid down an 18 hole round, and eventually, other courses complied.

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, Kerrye Mosley)

- Real Estate** /Jennifer Might 480-251-7511 gkhoaarealestate@gmail.com (Cecily DeRosa-Welcome 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
RSVP please to Gerri Clontz
928-358-8221

Next 2 games 6:00 PM
Sept 25th, 2018
Oct 23rd, 2018
At the Clubhouse



Bridge Players
Retta Kelly
480-945-3303
Monday's at 1PM
Clubhouse




Creative Crafters:
Nancy Dallett
480-990-3681
Ndallett@cox.net
Oct 4 -6:00pm
Thursday



Ladies Who Lunch
Retta Kelly
480-945-3303
Oct 19th NOON
TBD



Men's Lunch,
Tuesday Sept 25th, 11:30
Denny's on Scottsdale Rd.
Scottsdale, AZ
for more information contact:
Bob Will 480-946-4889
Dan Svoboda 480-946-5055

Trashy Etiquette



Please be respectful of your neighbors and your community when discarding your trash. Make certain that your trash completely fits into the large dumpster bin. On the last days before pickup, a bin may be too full – just walk down to the next bin to deposit your trash. Be sure to close both lids on the dumpster.

Are you recycling? China and other countries are starting to restrict or reject recycling trash from the United States. In the 18-year period ending in 2016, the U.S. shipped near 27 million tons of plastic trash alone to China. Everyone needs to help, and you can do your part by familiarizing yourself with the City of Scottsdale Acceptable Recyclables List attached to this Key Lines issue. Use your mauve recycling can every week.

One final part of this message – are you shredding your personal papers? A few weeks ago, one of our residents found a dumpster diver rummaging through the black trash bin in the alley – the diver took off but left quite a mess. A good part of the trash left on the ground contained private medical records of a community resident. The simple solution - SHRED IT!!!

Fall Landscaping Assessment

The **Fall Landscaping Assessment** will be done by the Architectural Standards Committee on **October 31**. We assess front yards as well as alleys. Sidewalks and alleys should allow clear passage and weeds should be maintained.



Thank you— Jenny Scrivner

Scottsdale's Got Talent



Shirley Goss (The Dancing Delights Senior Dance Troupe) will be performing at the Granite Reef Senior Center on **October 26th at 1:00PM**
Free of charge, come and support our GK local resident!

Emergency Contacts

In the case of a neighbor's emergency there are two binders, one is located in the HOA office and one is kept by the HOA board secretary, **Jenny Scrivner** or you can contact any board member for assistance. -Thank you

Community Landscaping

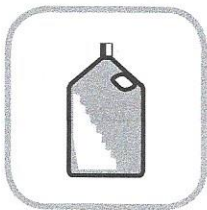
If you see something (sprinkler leaks, trees, etc.) please give **Barry Downs** a call at

480-532-8450



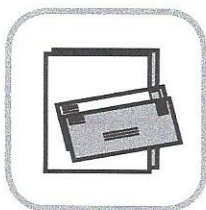
"If it's not on the list, please resist."

RECYCLABLES LIST



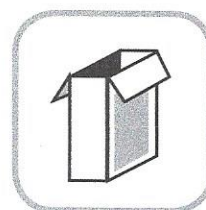
PLASTIC CONTAINERS

All plastic cups and containers #1-7, plastic bottles, jugs, jars, yogurt containers, cottage cheese containers, margarine and whipped topping tubs, plastic "Clamshell" food containers and disposable plastic cups.
(No plastic liners, and No plastic bags.)



PAPER

Computer and writing paper, file folders, window envelopes, paper grocery bags and junk mail. *(No facial or toilet tissue, paper towels, napkins, diapers, self-sealing or FedEx envelopes or dog food bags.)*



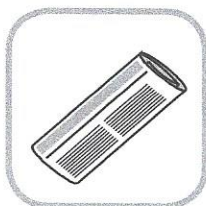
CARDBOARD AND CHIPBOARD

Dry food boxes such as cereal, cake mix and cracker containers (please remove liner) shoe boxes, pizza boxes, empty paper towel and toilet tissue tubes.
(No bar soap or detergent boxes.)



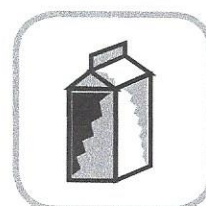
GLASS

Food and beverage containers.
(No light bulbs, pottery/ceramics or window glass.)



NEWSPAPERS

Include all inserts.



ASEPTIC BOXES

Milk, juice and ice cream containers.



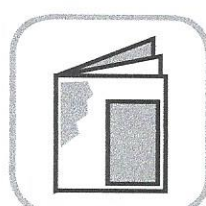
ALUMINUM & FOIL

Beverage cans, aluminum foil, clean frozen dinner trays, pie plates, and food containers.



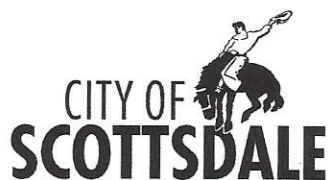
METAL

All metal food cans and empty aerosol cans.
(No paint or toxic materials.)



ALL MAGAZINES & TELEPHONE BOOKS

(No hardbound books.)



- All material must be clean, dry and empty
- No grass, yard or food waste
- No plastic bags *with the exception of clear plastic bags that contain shredded paper
- Please have your recycling container out by 5 a.m. on the day of collection
- Bag all loose papers in brown paper bags to avoid blowing papers

Call Solid Waste Services for more information at (480) 312-5600. www.ScottsdaleAZ.gov - (search "Accepted Recyclables")

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

09/18/18, 7:00 PM

Golden Keys Homeowners Association Clubhouse

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

Directors absent: Mary Jo Kelsey and Jennifer Might

Approximately 7 members and guests were in attendance.

1. Agenda presented by Mr. Thompson – ACCEPTED

2. The Board Meeting was called to order at 7:03 PM by President, Carl Thompson.

3. Ratify Previous Board Meeting Minutes and Financial Report

- May 15, 2018 minutes - **motion** to approve. Seconded; **approved (4 in favor, Chuck McCracken abstained)**
- June 2018 Treasurer's Report - **motion** to approve. Seconded; **approved**
- July 2018 Treasurer's Report - **motion** to approve. Seconded; **approved**
- August 2018 Treasurer's Report - **motion** to approve. Seconded; **approved**

* * * * *

4. **Standing Committee Reports:**

- **Clubhouse Committee:** Written report presented by Jenny Scrivner for Mary Jo Kelsey
- **Architectural Standards Committee:** Written report presented by Jenny Scrivner
- **Landscape Committee:** Written report presented by Carl Thompson for Barry Downs
- **Pool Committee:** Written report presented by Martha Spruell
- **Real Estate Committee:** Written report presented by Jenny Scrivner for Jennifer Might
- **Communication Committee:** Written report presented by Tom Kernen
- **Treasurer's Office and Financial Committee:** Written report presented by Tom Kernen

5. **Project Reports:**

- **Governing Documents:** verbal report presented by Carl Thompson
- **Reserve Study:** verbal report presented by Chuck McCracken
- **Community Liaison:** Written report presented by Jenny Scrivner for Mary Jo Kelsey

6. **New Business**

- a) Motion to authorize spending up to \$6000 for redesign of grounds, irrigation, lighting, and landscape of common grounds. **Motion** to approve. Seconded; **approved (4 in favor, Chuck McCracken against)**
- b) Motion to invest savings account funds for better ROI: To invest funds currently held in Bank of America Savings account in short-term CD's (90 days or less) that are FDIC insured so long as the minimum savings balance in the BofA account remains at a minimum of \$10,000.00. **motion** to approve. Seconded; **approved (4 in favor, Chuck McCracken against)**
- c) Motion to replace the Association's Annual Assessment Late Payment: To replace all previous Board policies regarding penalties for late payments of assessments with this new policy, set forth by the Planned Community Act, whereby the Association will charge a late fee of \$15.00 or 10 percent of

the amount of the unpaid assessment, whichever is greater. **motion** to approve. Seconded; **approved (4 in favor, Chuck McCracken against)**

EXECUTIVE SESSION

- **Motion** to move to executive session to discuss enforcement matters. Seconded; **approved**.
- Moved to executive Session at 8:14 pm.

Executive session ended at 8:28 pm

Meeting was adjourned at 8:28 PM

Respectfully submitted by
Jenny Scrivner, Secretary

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF September 18, 2018

June 18 - September 18 Closings:

Elizabeth Hood will now reside at 6234 E. Avalon
Charles McCoy will now reside at 6275 E. Avalon
Mary Howland will now reside at 6266 E. Avalon
James & Nancy Strickland will now reside at 6203 E. Pinchot
Daniel & Amy Feldman will now reside at 6214 E. Pinchot
Thomas & Mavis Van Witbeck will now reside at 6221 E. Catalina

Leased Properties:

Ken & Marley Sage will now reside at 6326 E. Pinchot
Melody Nolan & Sherry Hansen will now reside at 6209 E. Avalon

Minutes Respectfully Submitted By:

Jennifer Might

Landscape Committee Report
9/18/18
Submitted by: Barry Downs

Landscape – AZ Metroscapes

1. All large trees were trimmed in June and July.
2. On July 17 a large palm tree was removed from Island #1. It had a significant crack running vertically through the top and thus was a safety concern.
3. In August an irrigation pipe leak beneath the street at 62nd Place and Pinchot was repaired. The leak was between Islands #5 and #6. A “sleeve” was added to the line. This will simplify repairs in the future.

Committee Activity

1. Committee meeting was held on 9/13/18. Topics of discussion were winter overseeding plans, watering schedules, and 63rd Place landscape solutions.

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

**GKHOA Board report: Architectural Standards Committee (ASC) Meeting
June through September, 2018**

Applications for changes to the following residences were approved:

- 6254 E Avalon Dr. (application to extend the time allowed for completion of the changes to her property that were approved at the July 2017, ASC meeting.)
- 6202 E Catalina Dr.
- 6265 E Catalina Dr.
- 6270 E Catalina Dr.
- 6290 E Catalina Dr.
- 6313 E Pinchot Ave.
- 6317 E Pinchot Ave.
- 6322 E Pinchot Ave.
- 6330 E Pinchot Ave.

Applications that notify the ASC regarding maintenance actions: The following members submitted applications informing the ASC of plans to repaint.

- 6259 E Avalon Dr.
- 6285 E Catalina Dr.
- 6313 E Catalina Dr.
- 6278 E Pinchot Dr.
- 6318 E Pinchot Dr.

Other Topics:

- The Fall Landscaping Assessment will be performed on **Wednesday, October 31**.
- Reminder that applications are due no later than **September 29** to be on the agenda for the next meeting which is scheduled for **October 9**.

Jenny Scrivner
Architectural Standards Committee Chair

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

September 18, 2018

1. Bank accounts are balanced as of month-ending August 2018
 - a. Also balanced for the months ending June and July 2018
 - b. Taxes were paid to IRS in the amount of \$454.00 (current tax bill, no penalties). Thank you to Bob Will for reviewing the forms prior to submission.
2. Reserve analysis regarding fiscal year end contribution to Reserves. Conclusion was that there were reserve-related items that were paid from the operating funds account and as a result, no additional contribution needed to be made – analysis attached.
3. As of September 16, 2 homeowners have not paid their assessments in full. I have a verbal promise to pay from both individuals.
4. The AZ Corporations Commission Annual Report has been updated and filed

Reserve Deposit Analysis re: F/Y May 1, 2017 – April 30, 2018

Prepared by Tom Kernen, Treasurer

September 16, 2018

	<u>Total</u>	<u>Detail</u>
Total Reserve Spending FY 2017-18:	\$17,854.69	
• Flagpole		\$1,771.69
• Paint common walls		\$3,021.69
• Kool deck repair/resurface		\$14,833.00
Source of funds		
• B of A Operating funds	\$17,854.69	
Budgeted Reserve Contribution	\$14,950.00	
Excess reserve spend from operating funds	\$2,904.69	

Deposit Analysis Summary

No specific deposit was made to the Reserve Account for F/Y ending April 30, 2018. Note the following:

1. Budgeted deposit for F/Y was \$14,950.00.
2. Actual amount spent during F/Y for reserve-related expenses was \$17,854.69
3. All reserve-related expenses were paid from the operating fund account (BofA checking) and it was not necessary to withdraw funds from reserve-designated accounts (i.e. Vanguard)
 - a. By retaining the budgeted reserve contribution in the operating fund account, this essentially “repays” that account for the bulk of the amount used for reserve spending.
 - b. The excess spend of \$2,904.69 was paid by the operating fund

Communications Committee Report – prepared by Tom Kernen

September 18, 2018

1. The summer Key Lines was distributed in August.
2. Work continues on the members' only section of the web site – delayed by busy schedules
3. The Social Committee is planning a social for Saturday, November 17 – thanks to all on the Social Committee who make these things happen!!