

# KEY LINES

October 2018

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

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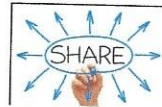


**Next Board Meeting**  
November 20, 2018

## In Remembrance



September/Catalina  
Barbara Leonard  
Ruben Madril  
October/Pinchot  
Joanne Haugen



## SHARING THOUGHTS

There many thoughts running through my mind, so I thought I would just share several with you this month.

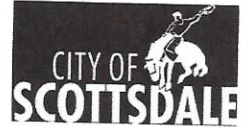
Did you know that in the first 6 months of this fiscal year, we have had 13 homes sold? That is a huge number and it sure seems like we will soon have turned over far more than 10% of our residences this year. Have you met any of our **new neighbors**? To our new neighbors, have you been able to meet some of our current residents? Our **Fall Social on November 17** is an excellent time to welcome our new neighbors to Golden Keys.

A few years ago, we wrote a story for the Key Lines about the City of **Scottsdale's Cab Connection** program. This is a wonderful program that offers Scottsdale residents (65 and older or disabled) the opportunity for a number of heavily discounted taxi rides each month. Imagine, you get an 80% discount (up to \$10) for each covered ride. For more information about this program, including eligibility and enrollment, call the City's Transportation Team at 480-312-8747.

Many of our residents are watching their **citrus** grow and maybe start to ripen – you may even be watching your neighbor's limbs hanging over your wall. This bounty is surely exciting and the fruit is fabulous – but please remember that the roof rats love the fruit every bit as much as you do – and they can get to the parts of the trees you cannot reach. It is important that everyone with a fruit-producing tree **glean** all of the fruit from their trees by the end of the season. **St. Mary's Food Bank** provides a fabulous service to glean the fruit from trees to feed the hungry. There is a nominal charge for the service, but I assure you it is worth the price if you ever tried to do the work yourself. The deadline for online applications is December 3 – don't procrastinate!!

<https://www.firstfoodbank.org/citrus-gleaning-seasonal/>

On a somber note, we have had a difficult few months with the loss of several of our neighbors – yes, this happens in a community of our age. Please consider reaching out to let your neighbors to let them know you care and understand the difficulty of their loss. You might consider offering to include them in an activity such as one of the monthly men's or ladies' lunches, bridge, bunko, poker, or just a walk around the neighborhood.



### Granite Reef Senior Center Arts and Crafts Fair

Get a head start on holiday shopping at the annual Senior Center Arts and Crafts Fair from 9 AM to 3 PM, Saturday Nov. 3. Choose items from more than 180 vendors selling original artwork and handmade crafts. Granite Reef Senior Center, 1700 N. Granite Reef Rd.

### Scottsdale International Film Festival

Founded in 2001, Scottsdale International Film Festival is an annual multi-day destination event that connects audiences with award-winning cinema from around the globe. The festival showcases a diverse mix of film genres from light-hearted comedies to period dramas. Screenings take place at Harkins Shea 14 Theatre, 7354 E Shea Blvd. from Friday 11/2 through Sunday 11/11. Visit <https://www.scottsdalefilmfestival.com/> or call toll free at 1-866-811-4111 for information about films, schedule, and ticket prices.

### Thoughts on Travels-

-Karl Warner



#### Flying Here, There and Back

Over the summer months I was able to take four separate trips by air within the U.S. Each was about a week and was spaced from June into September. I made my own travel arrangements using the internet.

I flew round-trip from Phoenix to Detroit, Phoenix to Burbank, Phoenix to Columbus, and Phoenix to Seattle. Using airline credit cards I was able to avoid any fees for checked baggage. This also allowed me to board before most other passengers.

Although planes were always full I encountered no problems, usually arriving a few minutes early. At two of the destinations I traveled by car, and two I used public transportation. Again, I booked cars, vans, etc. before leaving home. There is no secret to booking your own travel, but I do recommend booking as early as possible.



## "Fall Dinner Social"

November 17th @ 4:00 PM @ Clubhouse

Italian Dinner and Dessert

Entertainment featuring the "Scottsdale Strummers"

Please RSVP by Nov 14th to Shirley Goss 602-694-9449

(if no answer please leave a message with the number of people that will be in your party)

**Looking forward to seeing you there!**





## Safety, Reminders & Community Tips of the Month:

-Gina McCracken— ginamm51@cox.net

The truth is - we are getting older and some things are not as "sharp" as they used to be. We used to find that the "older" drivers tended to drive slower – which we found to be funny or sometimes irritating. Now – not so much. Taking a couple extra seconds when we stop at the STOP sign – to carefully look both ways – is a GREAT idea. Also, if you are driving in an unfamiliar area – take special notice of speed limits and other signage.



Words of Wisdom -Janet Stein

"All the world's a stage and most of us are desperately unrehearsed."

-Sean O'Casey

### "The Gay Side of Life"

If my body was a car, this is the time I would be thinking about trading it in for a newer model. I've got bumps and dents and scratches in my finish, and my paint job is getting a little dull. But that's not the worst of it. My headlights are out of focus, and it's especially hard to see things up close.

My traction is not as graceful as it slip and slide and skid and bump into things even in the best of weather.

My whitewalls are stained with varicose veins,. It takes me hours to reach my maximum speed. My fuel rate burns inefficiently.

But here's the worst of it —Almost very time I sneeze, cough or laugh, either my radiator leaks or my exhaust backfires.



### 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 2<sup>nd</sup> 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 **Nov 13, 2018** with applications due no later than **Nov 3, 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
Bunco	Oct 23, 2018 Clubhouse 6:00pm Gerri Clontz 928-358-8221 (4th Tuesday of the month)
Men's Lunch	Oct 30, 2018 - Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (last Tues in month)
Social Committee	Nov 2, 2018 10:30am @ clubhouse
Creative Crafters	Nov 6, - Nancy Dallett 480-990-3681 (off July-Aug-Sept)
Arch Stds. Committee	Nov 13, 2018; 7:00 PM Clubhouse (2nd Tuesday of the Month)
Ladies Who Lunch	Nov 16, 2018 Retta Kelly and Allison Wise
HOA Board Meeting	Nov 20, 2018 3rd Tuesday of each month (not July & August)







## RECIPE OF THE MONTH - Fran Nicoletti

Megan Olson of Paleo Plan submitted this recipe. It is perfect for the upcoming holidays or any time! Easy and delicious. Enjoy!

### Skillet Gingerbread Cookie

- 3 large eggs
- ¼ cup melted coconut oil
- ¼ cup blackstrap molasses
- ½ cup unsweetened coconut milk
- ½ cup coconut flour
- 1 t vanilla, 1 T cinnamon, 1 T ginger, ¼ t nutmeg
- ½ t allspice, 1 t baking powder, ¼ t salt

I don't s'pose anybody on earth likes gingerbread better'n I do-and gets less'n I do. -Aberham Lincoln

### Instructions

Preheat the oven to 350°F. Prepare a cast iron skillet by greasing it with melted coconut oil, and then set aside.

In a small bowl, sift the coconut flour, baking powder, salt, cinnamon, allspice, nutmeg, and ginger until the ingredients are evenly dispersed.

In a large bowl, whisk together eggs with coconut milk, coconut oil, molasses, and vanilla extract. Slowly fold the dry ingredients into the wet ingredients. Mix until ingredients are combined. Do not over mix, as this will make the batter stiff.

Transfer the batter to the prepared skillet. Using a spatula, spread the batter into an even layer.

Bake 22 minutes or until the edges are browned and the cake is set in the center. Insert a toothpick in the center; if it comes out clean, it's ready.

Remove from the oven and cool 30 minutes in the skillet before slicing into 6 large slices. Serve warm. Top with coconut cream and sprinkle with cinnamon.

## HAPPY BIRTHDAY!

Kernen, Tom	11/3
Savoy, Matthew	11/3
Bourne, Bruce	11/5
Coombs, Jerrold	11/7
Krogseng, Darlene	11/7
Boorman, Helen	11/9
Baldrige, Sandra	11/10
Evans, Janet	11/11
Lopez, Nereyda	11/11
Diaz, Efrain	11/17
Storrs, Viva	11/20
Bourne, Marjorie	11/24
McCracken, Gina	11/29
Diaz, Anna	11/30



### You Don't Have to be Good at Everything

Mickey Mantle was originally a shortstop but after making 102 errors in his last two seasons in the minors, he was moved to the outfield. How'd that work out for you Mick?? #BESTEVER

### 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 [gkhoarealestate@gmail.com](mailto:gkhoarealestate@gmail.com) (Cecily DeRosa-Welcome Neighbors)

**Paint request** / Jenny Scrivner 602-920-0837 c-480-961-8549 email: GKHOA.jenny.scrivner@gmail.com

## Happy Halloween







**Recipe Corner-**  
Please share your favorite Recipes!



Please submit recipes to:  
[msfran7441@hotmail.com](mailto: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

Oct 23rd, 2018

Nov 27th,, 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](mailto:Ndallett@cox.net)

Nov 6th—6:30pm

Tuesday



**Ladies Who Lunch**

Retta Kelly

480-945-3303

Nov 16th NOON

Frank & Albert's

In the Biltmore Hotel



**Men's Lunch,**  
Tuesday Oct 30th, 11:30  
Denny's on Scottsdale Rd.  
Scottsdale, AZ

for more information contact:  
Bob Will 480-946-4889  
Dan Svoboda 480-946-5055

## Monthly Scottsdale Brush and Bulk Alleyway Pickup

November Brush and Bulk pickup for our area is scheduled for the week of the 12th. Pickup can occur any day that week, so be sure to have your brush and bulk out in the alley by 5AM on 11/12. Please do not place items out for collection more than nine days prior to 11/12. For more information on what can be picked up and how to prepare it for collection, please visit <http://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection> or call 480-312-3111.

## Monthly Scottsdale Shred Event – Keep Your Information Secure

Scottsdale Police Department will be holding the November shred event on Saturday November 3 in the Walmart parking lot at 15355 N Northsight Blvd from 7 – 10 AM. A \$4 donation per box is suggested and goes directly to POSA and their outreach efforts.

## Reminder: 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



## Pool Reminder:

The temperature of the pool will be maintained at 85 degrees.



Sign in and record the number of guests on the log-in sheet.

Cover the vinyl furniture (chairs and chaises) with towels to prevent staining from oils, creams, lotions and self-tanning products.

The weather is just about perfect, and the pool is a great place to exercise. Y'all come!

-Martha Spruell, Pool Chair



## New Forms Attached

There are new forms attached in this Key Lines for Homeowners to use for leasing their homes. Be sure to refer to the CC&R's before you lease a home, or contact Jennifer Might if you have any questions

## Community Landscaping

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

480-532-8450



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

10/16/18, 7:00 PM  
Golden Keys Homeowners Association Clubhouse

**Directors present:** Mary Jo Kelsey, Chuck McCracken, Jennifer Might, Jenny Scrivner, and Carl Thompson

**Directors absent:** Martha Spruell, and Tom Kernen

Approximately 12 members and guests were in attendance.

1. Agenda presented by Mr. Thompson – ACCEPTED
2. The Board Meeting was called to order at 7:00 PM by President, Carl Thompson.
3. Ratify Previous Board Meeting Minutes and Financial Report
  - September 18, 2018 minutes - **motion** to approve. Seconded; **approved (4 in favor, 1 abstained)**
  - September 2018 Treasurer's Report - **motion** to approve. Seconded; **approved unanimously**

\* \* \* \* \*

**4. Standing Committee Reports:**

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

**6. New Business**

- a) **Motion** by ASC chair: *Investigate creation of a 'paver palette' that complements the paint palette.* Seconded. **Amended Motion:** *Investigate creation of a 'palette' for materials to replace or apply to concrete driveways and front walkways.* Seconded; **Approved (4 in favor, 1 opposed)**
- b) **Motion** by Clubhouse Committee chair: *Create a sub-committee to investigate improvement to clubhouse screens or replacement.* Seconded; **Approved unanimously**
- c) **Motion** by Real Estate Committee: *Replace existing leasing policy and associated application form. (attached).* Seconded; **Approved (4 in favor, 1 opposed)**

Meeting was adjourned at 8:13 PM

Respectfully submitted by  
Jenny Scrivner, Secretary



**GOLDEN KEYS HOMEOWNERS ASSOCIATION  
RENTAL APPLICATION AND REGISTRATION FORM**

This Application and Registration Form is for the lease of the Lot located at \_\_\_\_\_  
\_\_\_\_\_, Scottsdale, AZ 85251, owned by \_\_\_\_\_.

Term of lease (minimum 12 months): \_\_\_\_\_ to \_\_\_\_\_.

The name, date of birth, address, and telephone number of each of the lessees and each other adult who will reside in the dwelling during the lease term.

1. Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Telephone # \_\_\_\_\_ Email: \_\_\_\_\_

2. Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Telephone # \_\_\_\_\_ Email: \_\_\_\_\_

3. Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Telephone # \_\_\_\_\_ Email: \_\_\_\_\_

For each adult resident, please submit a copy of a government issued identification that bears a photograph and that confirms that the tenant meets the community's age restrictions or requirements.

Homeowner should advise leasee of CC&Rs, By-Laws, and Pool & Clubhouse Rules.

The name, address and telephone number at which the Owner/Agent\* can be contacted by the Association during the lease term.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone# \_\_\_\_\_ Email: \_\_\_\_\_

Owner/Agent\* signature \_\_\_\_\_ Date \_\_\_\_\_

\*If Agent is signing on behalf of the Owner, the Owner's written designation of Agent must accompany this form.

**RETURN THIS FORM TO:**  
Golden Keys Homeowners Association  
3016 N. 62nd Place, Scottsdale, AZ 85251

# Golden Keys Lease Administration Policy

October 16, 2018

## General

The purpose of this document is to summarize lease operating procedures to be administered by the Real Estate Committee guided by the policies set forth in the 2004 Declaration of Covenants, Conditions, Reservations and Restrictions for Golden Keys Subdivision (the "CC&Rs").

## Lease Defined

A Lot is being leased (whether or not money is exchanged) if the Owner is not occupying the Lot and the Lot is occupied for any length of time by anyone other than: (1) the Owner's spouse or (2) the Owner's or the Owner's spouse's children or parents and any persons maintaining a common household with such individuals. In addition, while the Lot is occupied by the Owner, the Lot is leased if money or other thing of value is exchanged between the Owner and other individuals occupying the Lot. Notwithstanding the foregoing, a Lot will not be considered leased if it is occupied by only the Owner and other individuals maintaining a common household with the Owner. In the case of a Lot owned by a corporation, partnership, LLC, or trust, the Lot will be considered to be leased (whether or not money is exchanged) if the an officer, partner, manager, or trustee of the entity (the "Principal") is not occupying the Lot and the Lot is occupied for any length of time by anyone other than: (1) the Principal's spouse or (2) the Principal's or the Principal's spouse's children or parents and any persons maintaining a common household with such individuals. In addition, while the Lot is occupied by the Principal, the Lot is leased if money or other thing of value is exchanged between the Principal and other individuals occupying the Lot. Notwithstanding the foregoing, a Lot will not be considered leased if it is occupied by only the Principal and other individuals maintaining a common household with the Principal.

## Right to Lease as set forth in the CC&Rs

1. Pursuant to Article II, Section 5 of the CC&Rs, all Lots approved for leasing by the Board may be leased for a period not less than twelve (12) months. While the CC&R's require a minimum lease or rental term of twelve (12) months, the CC&Rs do not set forth an upper limit for a lease term.
2. Pursuant to Article II, Section 5 of the CC&Rs, no new Lots may be leased until the number of Lots currently being leased are less than 5% of the total number of homes (9 homes), unless one of the two specific exceptions discussed below applies (assisted care or a probate situation).
  - a. If age or medical condition require the Owner to move into an assisted living or nursing care center, the Association will allow such Lots to be leased even if 5% or more of the Lots are



already leased.

b. If the estate of a deceased Owner desires to lease the Lot until the estate is probated or until heirs are of age to live in Golden Keys, the lease will be allowed even if 5% or more of the Lots are already leased.

c. The CC&Rs do not provide any other exceptions to the 5% cap except for the two listed above.

### **Lease Approval Process**

1. Owners that desire to lease their properties should make an inquiry to the Real Estate Committee in order to determine if the number of leased Lots is below the 5% ceiling as stipulated in the CC&Rs. If the number of Lots have reached the maximum allowed, the Owner will be placed on a waiting list on the date that the Association receives a written request for the right to lease. Priority will be based on a first come, first serve basis.
2. When the right to lease has been granted by the Board, a "Rental Application and Registration Form" must be obtained from the Real Estate Committee and submitted for Board approval no later than 15 days prior to move in. The Board's review is solely for confirming that the residents meet the age requirements set forth in Article II of the CC&Rs.

### **Termination of Lease Rights**

Rights to lease will terminate under the following conditions:

1. A right to lease granted by the Board during periods when lease numbers are less than 5% of the total number of homes (9 leases) expire on the earliest to occur of the following: (a) the Owner no longer wishes to lease the property and gives written notice to the real estate committee of such intent or (b) nine (9) months has lapsed since the termination of the Owner's previous lease of the Lot and a new lease has not commenced. It is the property owner's responsibility to notify the HOA of any changes in the lease status of the property
2. A right to lease will terminate upon sale of the Lot being leased. In addition to customary sales transactions where a purchase application is submitted for Board approval, a sale will be assumed when a material ownership interest in the Lot is conveyed to a third party and it is determined by the Board to be substantive. If title is vested in an entity such as a partnership, corporation, LLC, trust or other entity, a sale will be assumed if a material interest in the entity held by the original Owner applicant is transferred to a third party and the transaction is determined to be substantive. Such transfers will be evaluated on a case by case basis by the Board.
3. A right to lease granted by the Board to those Owners that have moved to a licensed healthcare facility (address must be provided to HOA) will expire when the Owner leaves the extended care

facility and the term of the lease has expired. After leaving the licensed healthcare facility, the property will adhere to the leasing requirements of the HOA general population.

4. A right to lease granted by the Board to an estate of a deceased Owner will expire at the time the estate is probated if heirs have made a decision not to occupy the property. If heirs are not of age and have given written notice that they wish to occupy the residence when meeting the age requirement, such heirs will be granted the right to lease but must take occupancy within one year of reaching the age requirement or provide supporting documentation to the Board for consideration if a longer period is required.

5. A right to lease may be denied or terminated by the Board at its sole discretion if there is evidence that an applicant has made a material misrepresentation during the lease or purchase application process.

#### **Lease Administration Responsibilities**

The Real Estate Committee will be responsible for managing the lease operating procedures summarized below:

1. Maintaining a list of properties designated as leases.
2. Preparation and maintenance of the official lease waiting list.
3. Processing lease applications for submission to the Board.
4. Yearly reviews of county ownership records to determine changes in status.
5. Managing end of leases.

#### **CERTIFICATION**

This is to certify that the foregoing policy was adopted by the Board of Directors and made effective as of October 16, 2018 until such date as it may be modified, rescinded or revoked.

**Golden Keys Homeowners Association, Inc.**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



## Pool Report and Reminders for HOA Meeting Oct. 9, 2018

The pool did not overflow during the recent heavy rain. The pool came through the monsoon season without any problems. The gas was turned on by SW Gas Sept. 24<sup>th</sup>. The heaters were checked and cleaned and turned on by Swimming Pool Service and Repair on Sept. 25<sup>th</sup>. The temperature of the pool before the heaters were turned on was 83 degrees. The temperature of the pool will be maintained at 85 degrees.

Remember to:

Sign in and record the number of guests on the log-in sheet.

Cover the vinyl furniture (chairs and chaises) with towels to prevent staining from oils, creams, lotions and self tanning products.

The weather is just about perfect and the pool is a great place to exercise. Y'all come!

Martha Spruell

Pool Chair

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

**GKHOA Board report: Architectural Standards Committee (ASC) Meeting  
October, 2018**

**Applications for changes to the following residences:**

- 6317 E Pinchot Ave. – denied; owner appealed decision to GK Board
- 6330 E Pinchot Ave. – approved unanimously

**Applications that notify the ASC regarding maintenance actions: no further action required**

- 6250 E Catalina Dr. – repaint
- 6301 E Catalina Dr. - repaint

**Other Topics:**

- Neighborhood Assessments:
  - Fall 2018 Neighborhood Assessment: **WILL BE DONE ON OCTOBER 31** (yes, Halloween!)
- Policies and Practices: topics for discussion
  - Improvements to ASC application form – Jenny Scrivner presented proposal based on member feedback to date and committee experience to date using the new form. These will be reviewed by the committee for full discussion at next month's ASC meeting
  - Paver 'palette' – **MOTION approved** to make the following motion at the next GK HOA meeting:  
*Establish a project to investigate creation of a 'paver palette' that complements the paint palette.*
  - Painting of block walls that face side streets or that face the street (i.e., end units) - **MOTION approved** to propose the policy below in a future change to the ASC Policies and Practices:

Block fences that face a side street (i.e., for houses on a street corner) should be painted Dunn Edwards Pearl White. Block fences that face the front of a house (i.e., for end units or houses on a street corner) should be painted either the same color as the base of the house or Dunn Edwards Pearl White.

- Reminder that applications are due no later than **November 3** to be on the agenda for the meeting on **November 13**.

Jenny Scrivner  
Architectural Standards Committee Chair



Landscape Committee Report  
10/16/18  
Submitted by: Barry Downs

Landscape – AZ Metroscapes:

1. Yellow Bells along Pinchot and oleanders surrounding the pool were trimmed.
2. Winter lawn overseeding will be done in mid-October on Islands, Pinchot, 62<sup>nd</sup> Place, and lawn area east of the restrooms.
3. The watering schedule for turf in the clubhouse area has been adjusted for winter months. These areas are not overseeded. This allows the Bermuda to go into dormancy.

Committee Activity:

1. The committee is working toward an overall landscape plan for Golden Keys.

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF October 16, 2018**

September 18 - October 16 Closings:

Mile High Developers purchased 6293 E. Catalina Drive

Leased Properties:

No changes.

Minutes Respectfully Submitted By:

Jennifer Might



## Tom HOA

---

**From:** Mary jo Kelsey <mjkat28@yahoo.com>  
**Sent:** Tuesday, October 16, 2018 5:09 PM  
**To:** Carl Thompson; Tom Kernen; Martha Spruell; Jennifer Might; Chuck McCracken; Jenny Scrivner; Barry Downs  
**Subject:** October clubhouse report  
**Attachments:** october report.docx

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

**October 16, 2018**

1. Bank accounts are balanced as of month-ending September 2018
  - a. Reports distributed to Directors Oct 7
2. Moved \$40,000 from Savings (emergency and surplus funds) to Vanguard and purchased 2 short-term CD's that mature in 30 and 90 days – as approved by the Board in September.
3. As of October 10, 1 homeowner has not paid assessments in full. Payment expected in November.



**Communications Committee Report – prepared by Tom Kernen**

**October 16, 2018**

1. Noting that our copy business partner was sold to JC Printing, a much larger company located just a few doors around the corner from Copyworks. Pricing seems to be equivalent to what we have paid – turnaround time is a bit longer. All requests for copies should be hand delivered or sent to [info@jcprinting.net](mailto:info@jcprinting.net)