

KEY LINES

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

February 2019

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ANNUAL MEMBERS MEETING
March 17th 3:00pm Clubhouse
Social will follow the meeting
(ALL RESIDENTS WELCOME TO THE SOCIAL)



OPERATING BUDGET of YOUR HOA

Earlier this month, your Board of Directors met to develop the Association budget for fiscal year 2019-2020. Just like your own personal budget, the process is not an exact science. We can never predict what might break, when vendors may have price increases, and numerous other variables. We do have our past financial reports to help guide us as well as the knowledge and experience your Board members have gained during their tenure.

At its February meeting, the Board approved the proposed Operating Budget for FY2019-2020. Based on that budget, the homeowner assessment will remain at \$700.00 per member. This is the result of the cost-conscious efforts of the Board and Committee Chairpersons plus extra income that will be realized through property transfer fees collected when a home sells in the Community and an investment strategy depositing our reserve funds in higher-paying, FDIC insured accounts.



Next Board Meeting
 March 19, 2019

In Remembrance



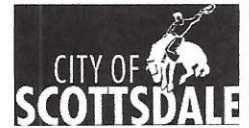
Gale Sinadinos
 Pinchot/January

Our Community is aging and there are going to be important, and sometimes expensive repair and replacement items required of our landscape and physical assets. These costs are not part of our routine operating budget. Our Association reserves are well-funded to cover these anticipated capital expenditures.

Based on the budget, this is a brief recap of where your annual assessment is spent:

Administrative Expenses:	\$78.74
Clubhouse Expenses:	\$28.36
Landscaping Expenses:	\$212.91
Pool Expenses:	\$119.65
Real Estate Expenses:	\$0.52
Utility Expenses:	\$146.91
Insurance Expenses:	\$17.70
Reserve Contribution:	\$95.21





Scottsdale Center Philharmonic Free Concert

The mission of the Scottsdale Philharmonic is to provide the City of Scottsdale and surrounding communities with a professional symphony orchestra performing a series of traditional classical music concerts without charge to the public, making classical music available to everyone.

Next free concert is Sunday, March 24 at 4PM (doors open at 3), Scottsdale Bible Church, 7601 E Shea Blvd, Scottsdale.

Program: Symphony No 5 by Mendelssohn; Dance Macabre by Saint-Saiens; Sorcerer's Apprentice; Capriccio Espagnol by Rimsky-Korsakov.

Sunday A'Fair Minifestivals – Scottsdale Civic Center Park, 7830 E 2nd St, Sundays in March (3rd, 17th, 24th, 31st) Noon to 4PM.

Sunday A'Fair features free outdoor concerts by the Valley's top musicians and an arts-and-crafts market. 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. March offers a diverse group of music styles. For more information on musicians and schedules visit: <https://www.scottsdaleperformingarts.org/event/sunday-afair-2019/> or call Scottsdale Center for the Performing Arts at 480-499-8587

Thoughts on Travels-

-Karl Warner



Over the past few weeks I have been planning several trips both within the U.S. and internationally. After many years of planning and traveling I realize I have acquired an arsenal of tools. For hotels I have joined the guest programs of several favorite chains giving various perks such as better room selection, etc.

I also belong to the frequent flyer programs of several airlines allowing me to accrue miles for free travel, upgrade, or waive baggage fees. Obtaining airline credit cards allow even faster accruals plus earlier boarding. For choosing the best available seat on a plane I use seatguru.com. Remember most airlines have partner airlines that also honor your frequent flyer cards.

I have favorite car rental companies and have learned how to navigate travel on Amtrak. For international travel I have guidebooks for each country I visit which help me determine what time of year is best for visiting. I never travel internationally without travel insurance and again I have used certain agencies over and over.

For health I rely on Passport Health to keep me up-to-date on vaccinations and medications to carry with me.

Sometimes it is best to have an agent handle the details. Some travel agencies offer rebates for booking cruises.

Learn to pack less and do laundry more often. Perhaps most importantly I have made many well-traveled friends in my journeys and their advice is often the most valuable.



Safety, Reminders & Community Tips of the Month:

-Gina McCracken— ginamm51@cox.net

Recently it happened, the second time in 10 years. A friend had given me a ride home from an event and I did not have my house keys! Oh NO! Chuck was out of town. No neighbor had my key. There was no extra key in my wallet. My garage door code was not memorized or written down. But, I did have a key hidden in the back yard. Oh good. But, the gates are locked – of course. So, my wonderful neighbors, the Delgados, were home and had a tall ladder. It was not pretty – but I made it over and down. Thankful for Leonard – and am getting another house key for my wallet!!



Words of Wisdom -Janet Stein

"And now here is my secret, a very simple secret: It is only with the heart that one can see rightly; what is essential is invisible to the eye." Antoine de Saint-Exupery, *The Little Prince*

The Gay Side of Life: While Shopping for a Bathroom Scale

While shopping for a bathroom scale, I found one that tracks not only weight, but also body fat, bone mass, and water percentage. I nixed that one in favor of a low-tech model. I don't need to be depressed four ways; one is quite enough."



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 **Mar 12, 2019** with applications due no later than **Mar 2, 2019**.

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

Bridge Players	Mondays 12:30pm clubhouse – 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
Social Committee	Feb 26, 2019 3:00pm @ clubhouse
Meet the Candidates	Feb 24, 2019 5PM Clubhouse
Bunco	Feb 26, 2019 Clubhouse 6:00pm Gerri Clontz 928-358-8221 (4th Tuesday of the month)
Men's Lunch	Feb 26, 2019- Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (last Tues in month)
Arch Stds. Committee	Mar 12, 2019; 7:00 PM Clubhouse (2nd Tuesday of the Month)
Creative Crafters	Mar 5, 2019 - Nancy Dallett 480-990-3681 (off July-Aug-Sept)
Ladies Who Lunch	Mar 15, 2019 Retta Kelly and Allison Weiss
Annual Members Mtg	Mar 17, 2019 3PM Clubhouse
HOA Board Meeting	Mar 19 19, 2019 3rd Tuesday of each month (not July & August)





RECIPE OF THE MONTH - Fran Nicoletti

Sue Kernen passed this along. It is a simple soup filled with great flavor. Give it a try! **How about passing along one of your favorites???**

This is shared by a neighbor just outside of the Golden Keys. It is very easy and tasty. Give it a try. Please consider sharing a recipe!

Corn Soufflé

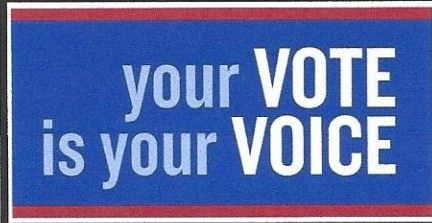
- Box of Jiffy corn muffin mix
- 8 oz. sour cream (room temp)
- 1 stick butter (room temp)
- 1 egg
- 1 can of creamed corn
- 1 can of corn

*Cooking well doesn't
mean cooking fancy. —
Julia Child*

Mix all ingredients together. Pour into a buttered 8-9 inch square pan and bake at 350 for approximately 1 hour. Enjoy!

HAPPY BIRTHDAY!

LeMaster, Lisa	3/7
Keenan, Gloria	3/8
Corbo, Rose	3/9
Alseike, Daryl	3/12
Goss, Andrew E.	3/13
Schwietz, Carole	3/14
Charles, Victoria	3/15
Thompson, Tally	3/18



Reminder: Don't forget to vote, absentee ballots are due by March 15th, 2019 or you can vote in person at the annual meeting on March 17th. 2019.

SPORTS TRIVIA:

From 1946-1961, the Yankees trained in St. Petersburg, with the exception of 1951, when they practiced in Phoenix ... that was Mickey Mantle's rookie season!

It was also the last year for Joe DiMaggio!!

Now THAT would have been something to see !!!



Communications Committee

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- Clubhouse Reservations** /Mary Jo Kelsey 602-402-5501 mjkat28@yahoo.com
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- Scottsdale News** /Lisa LeMaster chadmears@cox.net
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- Words of Wisdoms** /Janet Stein offbook3@gmail.com
- Recipe of the Month** /Fran Nicoletti msfran7441@hotmail.com
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- 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 (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

Games start at 6:00 PM

Feb 26, 2019.

At the Clubhouse

March 26th next month!



Bridge Players

Retta Kelly

480-945-3303

Monday's at 12:30PM
Clubhouse



Creative Crafters:

Nancy Dallett

480-990-3681

ndallett@cox.net

Mar 5th—6:30pm

Tuesday at

Pam Heckaman's



Ladies Who Lunch

Mar 15th, NOON

Mailee's on Main
Scottsdale



Men's Lunch,

Feb 26, 2019 11:30am

Denny's on Scottsdale Rd.

Scottsdale, AZ

for more information contact:

Bob Will 480-946-4889

Dan Svoboda 480-946-5055

Rides available

Monthly Scottsdale Brush and Bulk Alleyway Pickup

March Brush and Bulk pickup for our area is scheduled for the week of the 11th. Pickup can occur any day that week, so be sure to have your brush and bulk out in the alley by 5AM on 3/11. Please do not place items out for collection more than nine days prior to the 11th. 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 next shred event on Saturday March 2 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.

FOR SALE: Nearly New/High Quality

42" 1/2 inch glass top table with 28" black iron base, 4 Dining chairs

Contact Marilyn Amor 602-740-3110



It is that time again:

The Architectural Standards Committee will perform the annual neighborhood assessment the week of March 23 - 29, 2019. If you are able to assist us please contact Jenny Scrivner (602-920-0837) or Martha Spruell (480-223-7852). We will assess all properties from the street as well as from the alley. It is helpful to have house numbers on the alley gate or wall. (Note, this is also recommended by the City of Scottsdale so emergency personnel can easily find your residence from the alley).

-Jenny Scrivner, Golden Keys HOA Director/ASC Chair



POOL NEWS

The heaters will be turned on February 24th. The pool temp should be about 84 degrees by March 1st. Please remember to cover the vinyl chairs and chaises with a towel to prevent staining of the vinyl straps by sunscreen products and self tanning products. It's been a cool, wet winter but March, and warmer weather are on the way. Don't forget to sign in and record the number of your guests on the log sheet.



There will be a pool committee meeting on Tuesday, February 26th @ 3pm at the pool. See you there. Martha Spruell Pool Chair

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 01/31/2019

CASH ASSETS

Checking	\$ 66,406.93
Savings	\$ 14,786.00
Vanguard	\$ 171,803.90
<u>Emergency/Surplus Savings</u>	
VG CD - BK China 2.0% 1/15/19	\$ 20,000.00
VG CD - BK China 1.95% 11/15/18	\$ 20,000.00
<u>Reserve Spending Accounts</u>	
VG CD - Cap 1 BK 1.70% 9/27/19	\$ 16,000.00
VG CD - Cap 1 BK 1.95% 9/28/20	\$ 40,000.00
VG CD - Cap 1 BK 2.30% 9/27/22	\$ 50,000.00
VG CD - BK China 2.0% 12/19/18	\$ 12,000.00
VG CD - SAFR 2.0% 02/27/19	\$ 12,000.00
Vanguard - Settlement Account	\$ 134.46
Total Cash Assets	<u>\$ 252,996.83</u>

INCOME & EXPENSE	01/1/2019 - 01/31/2019	05/1/2018 - 01/31/2019	2018-19 Budget
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INCOME

H/O Assessments	\$ -	\$ 128,100.00	\$ 128,800.00
Uncategorized Income	\$ -	\$ 1.12	
Interest-Savings Acct	\$ 0.25	\$ 8.00	\$ -
Interest-CD	\$ -	\$ -	\$ 2,500.00
Vanguard Dividend Income	\$ 134.46	\$ 1,551.36	
Transfer Fee - purchasing home	\$ 400.00	\$ 7,600.00	\$ 3,200.00
Return Check Charges	\$ -	\$ 12.00	\$ -
Late Fees	\$ -	\$ 75.00	\$ -
Total Income	<u>\$ 534.71</u>	<u>\$ 137,347.48</u>	<u>\$ 134,500.00</u>

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$ 294.74	\$ 5,661.50	\$ 20,054.00
CLUBHOUSE---Expenses	\$ 45.00	\$ 2,475.06	\$ 6,600.00
LANDSCAPING---Expenses	\$ 2,243.11	\$ 35,986.10	\$ 39,680.00
POOL UPKEEP---Expenses	\$ 1,726.44	\$ 11,761.98	\$ 19,540.00
Real Estate---Expenses			\$ 100.00
UTILITIES---common areas	\$ 2,328.51	\$ 21,631.48	\$ 29,428.00
Total Operating Expenses	<u>\$ 6,637.80</u>	<u>\$ 77,516.12</u>	<u>\$ 115,402.00</u>

NET FY 2018-19 OPERATING BALANCE	<u>\$ (6,103.09)</u>	<u>\$ 59,831.36</u>	<u>\$ 19,098.00</u>
		\$ -	
TOTAL RESERVE EXPENDITURES	<u>\$ 2,357.80</u>	<u>\$ 2,357.80</u>	

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

02/19/19, 7:00 PM
Golden Keys Homeowners Association Clubhouse

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

Directors absent: Chuck McCracken

Approximately 9 members and guests were in attendance.

1. Confirm Agenda presented by Carl Thompson. The agenda was modified to add Real Estate committee into item 4) of the agenda, Standing Committees. The revised agenda was accepted.

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

3. Ratify Previous Board Meeting Minutes and Financial Report

- January 2019 minutes - **motion** to approve. Seconded; **approved unanimously**
- January 2019 Treasurer's Report - **motion** to approve. Seconded; **approved unanimously**

* * * * *

4. and 5. Committee Reports and 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 Martha Spruell
- **Real Estate Committee:** Written report presented by Jennifer Might
- **Community Liaison:** Verbal report presented by Jennifer Might
- **Communication Committee:** Verbal report presented by Tom Kernen
- **Treasurer's Office and Financial Committee:** Written report presented by Tom Kernen.

6. Special Committees:

- Governing Documents: no update this month
- Reserve Study: Reserve Study is complete and will be revised if/when needed.

7. New Business:

- a) Selection of 2018 Service Award recipient:** four nominees were identified and comments received from board and members present. Board members then voted for their top three candidates (3 points for 1st choice, 2 points for 2nd choice and 1 point for 3rd choice. The winner, based on most points received, will be announced at the annual meeting (March 17, 2019).
- b) Nominees for the election of 5 directors for the board introduced:** Candidates are:
 - a) Barry Downs
 - b) Pam Heckaman
 - c) Tom Kernen
 - d) Jeanna O'Hearn
 - e) Martha Spruell
 - f) Carl Thompson
- c) Approval of 2019-20 operating and capital budgets:** **Motion** to approve. Seconded; **approved unanimously.**

- d) **Election planning/assignments:** Judges and Tellers for the 3/17/19 election of directors will be: Karl Warner, Steve Miles, Betsy Spiegel, Christine Schroeder.
- e) **63rd place wall:** Landscape committee plans to present proposal for revising landscaping on east side of 63rd Place at next month's board meeting (3/19/19).
- f) **Volunteer work effort:** short discussion of possible risks associated with use of volunteers for GK HOA activities. Topic will be discussed again at a future meeting.
- g) **Temporary limitation of ASC Applications: MOTION:** The ASC moves to establish a temporary limitation to architectural applications that can be considered by the Architectural Standards Committee (ASC) to include only:
 - i) Maintenance Actions (i.e., painting the same color(s) or color(s) from the approved paint palette, repairs to existing structures)
 - ii) Modifications/additions that are consistent with other homes within the Golden Keys community regarding style, materials, and architectural aspects.

This limitation will be in place until completion of the efforts of this subcommittee and subsequent review/approval of recommendations from the subcommittee.

Seconded.

During discussion an amendment was made and seconded to revise the last sentence to read, 'The limitation will be valid through the October, 2019 GK Board Meeting.' Amendment seconded, **approved unanimously.**

Original motion then approved unanimously as amended.

8. Old Business: none.

9. Executive Session: no topics so no executive session was held

10. Adjourn: Meeting was adjourned at 8:35 PM

Respectfully submitted by
Jenny Scrivner, Secretary

Feb 19, 2019

2019- 2020 Operating Budget

Operating Income

Homeowner Assessment Fees	\$	128,800.00	
Transfer Fee	\$	3,200.00	
Total Operating Income			\$ 132,000.00

Other Income

Reserve - interest/Dividend Income			
Vanguard Dividend Income			
Reserve - Interest Income - Other			
Total Reserve - Interest/Dividend Income	\$	2,500.00	
Savings - Interest Income			
Total Other Income			\$ 2,500.00
TOTAL INCOME ALL SOURCES			\$ 134,500.00

OPERATING EXPENSES

Administrative

Administrative Membership			\$ 195.00
Administrative Postage			\$ 110.00
Administrative Miscellaneous			\$ 100.00
Administrative - Printing			
Administrative - Copy Directory	\$	600.00	
Administrative - Copy Key Lines	\$	1,400.00	
Total Administrative - Printing			\$ 2,000.00
Administrative - Prof Fees			
Administrative - Audit Fees		\$500.00	
Administrative - Legal Fees	\$	9,000.00	
Total Administrative - Prof Fees			\$9,500.00
Administrative - Supplies			
Administrative - Computer Supplies	\$	400.00	
Administrative - Office Supplie	\$	400.00	
Total Administrative - Supplies			\$ 800.00
Total Administrative - Website			\$ 200.00
Total Social Committee			\$ 1,800.00
Taxes			
Federal Income Tax	\$	350.00	
AZ State Income Taxes	\$	70.00	
Maricopa County Property Tax	\$	4.00	
Total Taxes			\$ 424.00
Total Administrative Expenses			15,129.00

2019- 2020 Operating Budget

Clubhouse

Clubhouse - Housekeeping		\$ 2,700.00
Clubhouse - Miscellaneous		
Clubhouse - Fire & Safety Maint	\$ 50.00	
Clubhouse - Miscellaneous - Other	\$ 250.00	
Total Clubhouse - Miscellaneous		\$ 300.00
Clubhouse - Pest control		\$ 200.00
Clubhouse Repairs		
Clubhouse - Plumbing Repairs		
Clubhouse - Electrical Repairs		
Clubhouse - HVAC Repairs		
Clubhouse - General repairs		
Total Clubhouse Repairs		\$ 2,000.00
Clubhouse - Supplies		
Clubhouse Paper Products	\$ 250.00	
Total Clubhouse - Supplies		\$ 250.00
Total Clubhouse Expenses		\$ 5,450.00

Landscaping and Groundskeeping

Landscape - Backflow Prevention	\$ 1,060.00	
Landscape - Backflow Testing	\$ 400.00	
Total Landscape - Backflow Prevention		\$ 1,460.00
Landscape - Materials		\$ 2,500.00
Landscape - Miscellaneous		\$ 300.00
Landscape - Other work		\$ 1,650.00
Landscape - Tree trimming		\$ 10,500.00
Landscape Repairs (Irrig, etc.)		\$ 3,500.00
Landscaping - Monthly Maint		\$ 21,000.00
Total Landscaping and Groundskeeping Expenses		\$ 40,910.00

Pool Expenses

Pool - Chemicals		\$ 1,500.00
Pool - Electrical repair		\$ 1,500.00
Pool - Misc materials		\$ 450.00
Pool - Miscellaneous		\$ 3,000.00
Pool - Monthly Maintenance		\$ 3,540.00
Pool - Pumps and Filtration		\$ 3,000.00
Pool - SW Gas		\$ 10,000.00
Total Pool Expenses		\$ 22,990.00

Real Estate Expenses		\$ 100.00
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Feb 19, 2019

2019- 2020 Operating Budget

Utilities Expenses		
Common Area Electric to H/O's	\$	428.00
Utilities - City of SCT- Water	\$	16,800.00
Utliities - SRP Electric	\$	11,000.00
Total Utilities Expenses		\$ 28,228.00
Insurance Expenses		\$ 3,400.00
Total Operating Expenses		\$ 116,207.00
Reserves		
Scheduled Reserve Contribution	\$	18,293.00
TOTAL OPERATING EXPENSES & RESERVE CONTRIBUTION		\$ 134,500.00

Capital Expenditures Budget FY2019-20

	2019-20 Capital Budget Amt	Explanation of Item
Administrative Capital Expense		
- Technology	\$ 1,550.00	Technology: computer, printer, copier, software, services
Landscape Capital Expense		
- Replant along 63rd Place wall	\$ 15,000.00	Developing plans and soliciting bids - received one bid of \$30,000
Pool Capital Expense		
- Update filtration system	\$ 3,900.00	Replace D/E filtration system with cartridge filtration system
- Replace pool perimeter lighting	\$ 2,500.00	Replace deteriorated 120v lighting with low voltage lighting
- Repairs to pool equipment shed	\$ 2,500.00	
Totals	<u>\$ 25,450.00</u>	