

KEY LINES

January 2021

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



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HOA FINANCIAL HEALTH

This article is Part 1 of a series and will be continued in upcoming issues of the Key Lines

I recently came across an interesting article that appeared in an issue of the Kiplinger's Retirement Report. The article made some important points in the evaluation of the financial health of an HOA and I thought I would share these with our readers.

Owners choose to live within a community with an HOA to enjoy some conveniences and amenities that may not otherwise be available. This all comes at a price – owners must pay an annual assessment (dues) to cover the community's shared operating costs. These are items such as landscaping and maintenance, pool upkeep and maintenance, common areas, and so on. The assessments are also used to build and maintain a reserve fund which is necessary to maintain future, major repairs and maintenance, and replacement of equipment and assets as necessary.

The HOA is governed by a volunteer board of directors who make an annual budget, sets the amount of the assessments, and collects them. Golden Keys is a self-managed HOA which means we do not hire and pay for an outside management company. We are fortunate that our members have stepped forward over time to volunteer for board and committee positions which have allowed us to keep our management function within our community.

... to be continued next month



Next Board Meeting

Feb 16, 2021

<https://us02web.zoom.us/j/4491589312>

In Remembrance



Those we have lost



Key Lines is needing help:

We are in need of help with some of the Key Lines articles: **Jokes, Safety tips, Things to do**
Please give **Sue Kern** a call or email:
602-619-3377 or skernen@cox.net



2020 was a tough year with Covid-19, may 2021 bring us more hope and joy.

Things to do around Scottsdale

- Pam Heckaman

The Scottsdale Farmers Market runs from 8am – 1pm on Saturdays thru May at 3806 N Brown.

COVID-19 PROTOCOLS ARE IN PLACE.

Artwalk – Thursday’s 7pm-9pm Old Town galleries. COVID-19 protocols are in place.

The 2021 WM Phoenix Open will be held Feb. 1-7 at the TPC, with or without fans. wmphoenixopen.com.

Spring training is set for Feb. 27 – Mar. 27. For updates please go to cactusleague.com.

Barrett-Jackson has been moved to March, updates will be forthcoming.

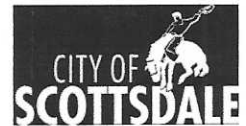
Western Week has been postponed until April.

Scottsdale Arts Festival is set for March 12-14 At Scottsdale Civic Center. COVID-19 protocols will be in place. Updates are available at scottsdaleartsfestival.org.

Scottsdale Center for the Performing Arts upcoming events:

Sippin’ Series – Sherries and Ports Saturday Feb. 13th 7-9 pm

Chopin: Torment and Triumph Tuesday Feb. 23rd 7:30 pm



For more information on these and more upcoming events, go to: scottsdaleperformingarts.org Scottsdaleaz.gov – Event Calendar and experiencescottsdale.com This is the time of year for resolutions, hope you all have made ones that will make you happy, healthy and safe.



Safety, Reminders & Community Tips of the Month:

The City of Scottsdale offers lockboxes to seniors, please refer to the attached page to the Key Lines!

Trivia and Fun Facts: Groundhog Day

Punxsutawney Phil is right roughly 40 percent of the time, but it depends on who you ask. You may not have known that he actually has a “wife” Phyllis and I am betting that she would say he is right quite a bit less often ...



Meet Your New Neighbor – Sheri Hayes at 6314 E Catalina Dr.



Sheri (pronounced ‘share e’) Hayes closed on her new Golden Keys home on December 1, 2020. Before moving her belongings in she took a few weeks to get some messy renovation modifications done (i.e., removal of popcorn ceilings). She is now fully moved in and glad to be here.

Sheri was born in Fairbanks, Alaska. Around age 9-10 her family moved to Louisiana and later to the Phoenix area. She has resided mostly in Central Phoenix but also spent some time in the Verde Valley area. She picked the Keys because she was looking for a patio home and became enamored with this quaint and historic community on her first visit. Her parents and two almost 40-year-old twin sons and 3 grandchildren also live in the Phoenix area. Family is particularly important to her.

Sheri is a hairdresser by trade and co-operates a beauty business at 32nd St and Camelback. She is interested in staying fit and could lead an early morning yoga class if others were interested. She enjoys partner swing dancing, live music, improv, art and spending time with people enjoying good food, good wine, and being social. She will be a great model to keep the rest of us healthy and busy!

-Gloria Keenan & Jenny Scrivner

Dining Around the Hood.....

-Allison Wiess

One of our favorites is **Evo at 4175 N. Goldwater Blvd** just south of 5th Avenue in Old Town which is locally owned and operated by a young man named Nick.



They serve dinner from 4pm-2am and happy hour from 4-6pm. The service is always attentive, friendly and the food has been consistently outstanding. We dine exclusively outdoors since Covid-19 and their heaters make it perfectly comfortable on these cool winter nights.

We have started rating restaurants on their misters and heaters whatever the season since they reopened after the shutdown.

The menu changes seasonally but some of our favorites are the Faroe Island Salmon, Osso Buco, Evo Salad, Tempura Squash Blossom Appetizer and their Short Rib special when they have it. They also have pizza and pasta on the menu. Be sure to save room for their Zepoles which are not on the menu, because once you try them, you'll be going there just for those.

Check your local mailer "RSVP Phoenix" for deals there.... we got one that was \$20 off your bill each month from October-February that we've been using. If you haven't already, definitely give Evo a try..... you'll be happy you did!

Words of Wisdom

-Janet Stein



"Let us be grateful to people who make us happy; they are the gardeners who make our souls blossom."-Marcel Proust



REMINDER from the Architectural Standards Committee:

An owner wanting to make changes to the exterior of his/he 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 will have a ZOOM meeting the 2nd Tuesday of every month at 7 pm until further notice, when there are items on the agenda. The next ASC meeting is **Feb 12, 2021** with applications due no later than **Jan 30, 2021**. ZOOM link. <https://us02web.zoom.us/j/5766841182>

-Jenny Scrivner, Architectural Standards Committee Chair

REMINDER: Clubhouse is currently closed— due to the COVID-19

Events held at the Clubhouse will start up as soon as the clubhouse is safe to open up again. Sorry!

Events/Meetings/Social

Bridge Players	Mondays 12:30pm clubhouse – Retta Kelly 480-945-3303
Men's Poker	Wednesday, 12:00 PM Clubhouse
Mahjong	Fridays, 1:30pm Clubhouse Mel Henry 319-329-6577
Poker	Wednesday @ clubhouse Daryl Alseike 480-949-8220
Book Club	Monthly Retta Kelly 480-945-3303
Bunco	Clubhouse 6:00pm Gerri Clontz 928-358-8221 (4th Tuesday of the month)
Men's Lunch/Happy Hour	Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (last Tues in month)
Creative Crafters	Feb 3, 2021 3-5:30pm- Nancy Dallett 480-990-3681 (off July-Aug-Sept)
Arch Stds. Committee	Feb 12, 2021; 7:00 PM Zoom (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
Ladies Who Lunch	Feb 19, 2021 Allison Weiss 917-406-2561
HOA Board Meeting	Feb 16, 2021 via ZOOM 3rd Tuesday of each month (not July & August)
	https://us02web.zoom.us/j/4491589312



GREETINGS GOLDEN KEYS NEIGHBOR:

We are seeking to fill some positions on our **GKHOA Board of Directors** in March 2021.

If you are interested in running as a candidate for slots on the Board, please review the relevant sections of the Bylaws and let me know.

Note these qualifications to be eligible to run:

- Nominees must be a member of the association for 1 year prior to election.
- Tenants (renters) are not considered to be members.
- Owners of rental property are eligible to be board members.
- If a property is deeded in the name of individuals, only a named person is considered to be a member. For example, if a residence is occupied by a couple and only one person is named on the deed that person is the only one considered to be a member of the association. This applies whether married or not. • If a property is owned by a trust only the trustee (s) is considered to be a member of the association. For example, if a residence is owned by the J Smith Family Trust, and Beverly Smith is the trustee, then her husband John Smith is not a member of the association.
- If a property is owned by a corporation, then the Officer of that corporation who is designated to act on behalf of the corporation is the member.



If you are interested in having your name on the ballot for consideration, please contact **Chuck Colella**: desertsunblue@yahoo.com or **480.800.7296** as soon as possible and no later than **January 29, 2021**.

If you run for the Board, you will be asked to write up a paragraph and make a brief virtual presentation at the February 2021 board meeting. You will be asked to state your name, address, how long you have lived in GK, whether you have served on a committee in some capacity, why you are standing for election, and what issues you wish to address. This information will be printed in the subsequent Key Lines.

Thank you in advance for considering serving on the GKHOA Committees. *-Chuck Colella*

BUDGET MEETING REMINDER

BUDGET

The Board of Directors will meet in a workshop format on Tuesday, February 2, 2021 in a Zoom call starting at 5:00 PM. To join, enter <https://zoom.us/join> in your web browser and then enter the meeting ID **44915893212** at the prompt.

Members wishing to attend may receive a handout for the meeting in one of 2 ways:

1. Send an email to Tom Kernen at [GKHOA tom.kernen@yahoo.com](mailto:GKHOA_tom.kernen@yahoo.com) with the word "Budget" in the subject line. You must include your name and Golden Keys property address in your request. Requests must be received no later than 4:00 PM on Feb 2.
2. A limited number of printed handouts will be available the day of the meeting, after 8:00 AM. These may be picked-up (contactless) in the courtyard in front of 6301 E Pinchot.



RECIPE OF THE MONTH - Fran Nicoletti

Thanks goes to Gloria Keenan for sharing this amazing recipe.
Easy and delicious.

Hot Chicken Dip:

- 2 large chicken breasts
- 1 block of cream cheese
- 8 oz. of blue cheese salad dressing
- 8 oz of ranch salad dressing
- 4 oz of Frank's Wing sauce

Boil the chicken breast until cooked, then shred.

In a large bowl combine all remaining ingredients with the shredded chicken and mix thoroughly. Place in an oven safe bowl or dish. Cook for 45 minutes at 350 degrees. Serve with crackers, chips or pretzels .

The best way to execute French cooking is to get good and loaded and whack the hell out of the a chicken. Bon appetite!
-Julia Child

HAPPY BIRTHDAY!

Grenco, Dottie	2/2
Rogers, Martha	2/4
DeRosa, Cecily A.	2/5
Aldrich, Beverly	2/13
Gress, Nancy	2/16
Rapp, Yolanda	2/17
Patti, Charles	2/20
Coombs, Charlotte	2/21
McAlpin, Annamarie	2/24
Henry, Sharon L.	2/26
Garcia, Mary Ellen	2/28

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



Riddle:

I speak without a mouth
and hear without ears. I
have no body, but I come
alive with wind. What am
I?



Answer: Echo

The Gay Side of Life:

An exercise for people who are out of shape

Begin with a five-pound potato bag in each hand. Extend your arms straight out from your sides, hold them there for a full minute, and then relax. After a few weeks, move up to ten-pound potato bags. Then try 50-pound potato bags, and eventually try to get to where you can lift a 100-pound potato bag in each hand and hold your arms straight for more than a full minute. Once you feel confident at that level, put a potato in each bag.



Don't stress about
your eyesight failing as
you get older.
It's nature's way of
protecting you from
shock as you walk past
the mirror.

Communications Committee

Editor /Tom Kernen GKHOA_ tom.kernen@yahoo.com
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Clubhouse Reservations /Mary Jo Kelsey 602-402-5501 mjkat28@yahoo.com
GK Photographer /Betsy Spiegel B_spiegel@msn.com
Dining Around the Hood / Allison Weiss 917-406-2561
Recipe of the Month /Fran Nicoletti msfran7441@hotmail.com
Safety, Reminders & Community Tips /
Scottsdale News /Bulk Pickup / Pam Heckaman 2216 gkhoarealestate@gmail.com
Words of Wisdoms /Janet Stein offbook3@gmail.com
Delivery Crew /Barry Downs 480-945-2557 (Cecily DeRosa, Norma Pearson, Jenny Scrivner, Nancy Gress)
Landscaping/ Barry Downs 480-532-8450 bdowns@cox.net
Paint request / Jenny Scrivner 602-920-0837 c email: GKHOA.jenny.scrivner@gmail.com
Real Estate /Pam Heckaman 602-481-2216 gkhoarealestate@gmail.com (Cecily DeRosa-Welcome Neighbors)





Mahjong

Friday's at 1:30pm
Clubhouse if open
Mel Henry
319-329-6577

Monthly Scottsdale Brush and Bulk Alleyway Pickup

-Scottsdale's **Electronics Recycling** Collection Day is Saturday Feb. 6th from 7:30 am to 2:00 pm at the city's North Corporation Yard at 9191 E San Salvador Dr.

-Bulk Trash pick-up is scheduled for the week of Feb. 15th.

Thank you- Pam Heckaman

Bunko 4th Tuesday

RSVP please to Gerri
Clontz 928-358-8221



Cancelled till the
clubhouse reopens



REMINDER: All homeowners with Washingtonia palms (California fan and Mexican fan palms, similar to those at the clubhouse), please trim them immediately, if you have not already done so during 2020. They should be trimmed annually at the minimum. Thank you.

Bridge Players

Retta Kelly
480-945-3303
Monday's at 12:30PM
Clubhouse if open



The HOA Budget Meeting for fiscal year 2021-2022 will be held via Zoom on February 2, 2021 at 5:00 PM.

<https://us02web.zoom.us/j/4491589312>

♥ Happy Valentines Day ♥

Creative Crafters:
Nancy Dallett 480-990-3681
Ndallett@cox.net
Sue Kernan 602-619-3377
skernen@cox.net
Feb 3, 2021 3-5:30pm
6301 E Pinchot Ave.



- "What did the stamp say to the envelope on Valentine's Day?" "I'm stuck on you!"
- "Why didn't the skeleton want to send any Valentine's Day cards?" "His heart wasn't in it."
- "Why did the sheriff lock up their valentine?" "She stole their heart."
- "What do you call two birds in love?" "Tweetharts!"
- "How can you tell when a squirrel is in love?" "It goes nuts!"



Ladies Who Lunch

Allison Weiss
917-406-2561
Zinque
Feb 19, 2021 Noon



Pool News

-Martha Spruell, Pool Chair

The pool remains unheated until March 1st. CDC guidelines continue until further notice. Items for consideration in the 2021 - 2022 budget, for both maintenance and capital expenditures, will be presented at the Feb. 2nd budget meeting (Zoom).

Men's Lunch
for more information contact:
Bob Will 480-946-4889

Rides available
Hope to see you in soon!



**Please call the Scottsdale Police
non-emergency number 480-312-5000**

...if you see or hear any vandalism taking place in and around our community. There has been some vandalism (tagging and trash bin overturning) in the alley on the South side of Catalina. Thanks



DRAFT - Minutes of the Regular Board of Directors Meeting (Virtual)
Golden Keys Homeowners Association
01/19/2021, 7:00 PM; ZOOM Conference Call

Directors present (via ZOOM): Barry Downs, Pam Heckaman, Mary Jo Kelsey, Tom Kernen, Jenny Scrivner, Martha Spruell, and Carl Thompson

Directors absent: none

In addition, approximately 6 members and guests were in attendance (via ZOOM).

1. Confirm Agenda: draft agenda shared by Carl Thompson. The agenda was accepted with no modifications.

2. Call to order: The Board Meeting was called to order at 7:04 PM by President, Carl Thompson.

3. Ratify Previous Board Meeting Minutes and Financial Reports

- **Motion** to approve December 15, 2020 Bd Mtg minutes. Seconded. Motion to modify minutes to remove reference to timeframe for notification of a special meeting of the members; seconded. Modified minutes approved unanimously. Motion to approve original minutes, as modified; seconded, approved with 6 approvals and one dissent.
- **Motion** to approve December Financial Reports. Seconded; approved unanimously.

4. Standing Committee Reports: written reports provided to board members prior to start of meeting.

- **Architecture** – Written report presented by Jenny Scrivner
- **Clubhouse** – Written report presented by MJ Kelsey
- **Community Liaison** – Written report presented by MJ Kelsey
- **Communications** – Written report presented by Tom Kernen.
- **Finance** – Written report presented by Tom Kernen
 - **REMINDER: 2021 budget meeting is scheduled for 5:00 pm, February 2, 2021 via Zoom (Mtg ID 4491589312)**
- **Landscaping** – Written report presented by Barry Downs
- **Pool** – Written report presented by Martha Spruell
- **Real Estate** – Written report presented by Pam Heckaman

5. Special Committees:

- **Governing Documents:** Carl Thompson presented a verbal report. The committee is not longer striving to have the documents voted on for the 2021 Annual meeting. They will be voted on later. **MOTION:** appoint Barry Downs to take over as chair for this committee; seconded. Approved unanimously.
- **Nominating Committee:** Chuck Colella presented a verbal report. Five candidates have been identified to date as listed below. Last day for submitting a nomination is MARCH 1, 2021. (Per current CC&Rs the date is 20 days prior to the annual meeting. The information provided during the meeting was based on the revised CC&Rs which are not yet approved.) All candidates will be asked to give a 2-minute presentation at the February 16 board meeting.
 - Christine Anderson
 - Debbie Dillon
 - Jenny Scrivner
 - Scott Spangler
 - Laurie Westbrook

6. Old Business:

- Plans for reopening clubhouse or modifying COVID 19 pool rules: No changes were proposed since relevant COVID guidelines have not been revised.

- **ACTION from December meeting:** Carl Thompson has contacted the lot owners that still had political signs displayed. Action closed.
- **ACTION from December meeting:** Carl Thompson will identify dates for special board meeting(s) to approve the documents for distribution. The meeting(s) need(s) to be in time to meet the desired publication date for distribution to all members. This action is no longer required since the governing documents are no longer going to be voted on at the annual meeting.

7. New Business:

- ASC application for 6210 Avalon Dr – referred to full board from January ASC meeting: **MOTION** to approve application; seconded. After discussion, a **MOTION** was made to table the prior motion. This was seconded and approved. A new **MOTION** was made to allow the ASC to consider applications that convert a 2 single-car driveway lot into a one single-car driveway lot (eliminating one of the driveways) and resulting in a different driveway configuration than currently exists. This was seconded and approved (6 for and 1 against).
- Plans for 2021 Annual meeting: the 2021 meeting will be done as a virtual meeting. The board will need to work with our lawyer on how to handle voting for new directors given that the meeting will be virtual.

8. Open Forum:

- Several large trash containers have been tipped or contents dumped overnight. Please contact non-emergency police if you hear noise in the alleys in the late night or early morning hours. The number is 480-312-5000.

9. Executive Session: no executive session required.

10. Adjourn:

- Adjourned meeting at 8:33 PM

Respectfully submitted by Jenny Scrivner, Secretary

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 12/31/2020

CASH ASSETS

Checking	\$ 69,780.24		
Savings	\$ 14,790.91		
Vanguard	\$ 178,171.17		
Vanguard - Settlement Account		\$ (5,472.80)	
<u>Surplus Savings</u>			
VG-CD - Pinn BK 1.05% 01/21/21		\$ 40,000.00	
<u>Reserve Spending</u>			
VG CD - Safra 0.15% 10/15/2021		\$ 18,000.00	
VG-CD - VNB 0.15% 01/12/2021		\$ 29,000.00	
VG CD - Cap 1 BK 2.30% 9/27/22		\$ 50,000.00	
VG CD - Safra 0.15% 12/22/2021		\$ 40,000.00	
Other Current Assets		\$ 6,643.97	
			\$ 178,171.17
Total Cash Assets		<u>\$ 262,742.32</u>	

	12/01/2020 -	05/1/2020 -	2020-21
INCOME & EXPENSE	12/31/2020	12/31/2020	Budget

INCOME

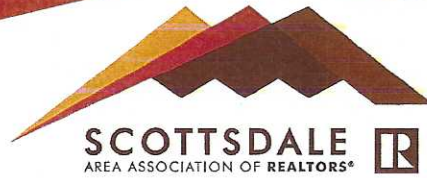
H/O Assessments	\$ -	\$ 128,800.00	\$ 128,800.00
Uncategorized Income	\$ -	\$ -	
Interest-Savings Acct	\$ 0.13	\$ 1.25	\$ 4.00
Interest-CD		\$ -	
Vanguard Dividend Income	\$ 0.02	\$ 1,340.56	\$ 2,000.00
Transfer Fee - purchasing home	\$ 400.00	\$ 4,400.00	\$ 3,600.00
Return Check Charges	\$ -	\$ 12.00	\$ -
Late Fees	\$ 35.00	\$ 35.00	\$ -
Uncategorized Income	\$ -	\$ 1.65	\$ -
Total Income	<u>\$ 435.15</u>	<u>\$ 134,590.46</u>	<u>\$ 134,404.00</u>

OPERATING EXPENSES

Bank Service Charge	\$ -	\$ 12.00	\$ -
Reconciliation Discrepancy	\$ -	\$ 0.10	
ADMINISTRATIVE---Expenses	\$ 245.01	\$ 8,616.75	\$ 19,624.00
CLUBHOUSE---Expenses	\$ 1,561.00	\$ 11,968.38	\$ 5,500.00
LANDSCAPING---Expenses	\$ 2,725.48	\$ 29,892.52	\$ 41,070.00
POOL UPKEEP---Expenses	\$ 1,589.98	\$ 6,664.39	\$ 17,325.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 100.00
UTILITIES---common areas	\$ 1,833.45	\$ 17,390.17	\$ 29,428.00
Total Operating Expenses	<u>\$ 7,954.92</u>	<u>\$ 74,544.31</u>	<u>\$ 113,047.00</u>

NET FY 2019-20 OPERATING BALANCE

	<u>\$ (7,519.77)</u>	<u>\$ 60,046.15</u>	<u>\$ 21,357.00</u>
		\$ -	
TOTAL RESERVE EXPENDITURES	<u>\$ -</u>	<u>\$ 17,927.92</u>	



Lockboxes For Seniors

This program provides lockboxes to Senior Citizens and Homebound Individuals that can be used by first responders to gain access to their home in the event of an emergency.

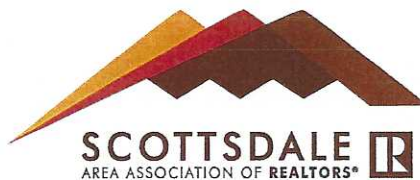
We have installed over 2,300 Lockboxes!



Please Call

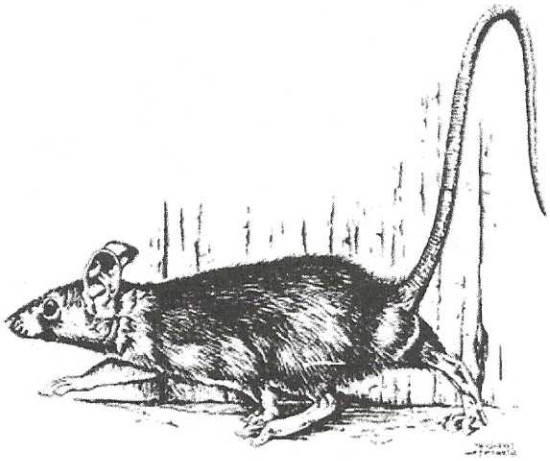
1-877-229-5042

to arrange delivery of a lockbox



Available to Scottsdale and Fountain Hills residents
\$25 Donation

A benefit of the Scottsdale Area Association of REALTORS®



WE NEED YOUR HELP !!!

A number of years ago, roof rats came into our community from the Arcadia area.

These nasty rodents:

- ✓ Spread disease – on contact, urine, feces, through insects;
- ✓ Cause structural damage your homes – they chew on wires, insulation, wood, pipes;
- ✓ Make unsettling noises by running on your roofs and even in the crawl space under your roof and inside your walls;

Roof rates love trees and shrubbery – especially fruit trees.

WHAT YOU NEED TO DO ...

1. Pick excess fruit from your trees and off the ground
2. Trim your trees away from your roofs and your neighbor's – be a responsible homeowner and a good neighbor
3. Home-proof access into your home – these ugly pests can crawl through a space the size of a nickel !
4. Remove pet food and water sources – they also love bird seed
5. **Practice eRATication!** Many neighbors actively trap and kill the rats. Paul's Ace hardware can give you advice. One of our neighbors has reported success using the ultrasonic sound devices Paul's Ace Hardware sells.
6. Regretfully, the local food banks will no longer pick your fruit for free.

If you don't want to do this work, you should hire a professional to help.

Here is the bottom line: This is everyone's problem! You should have no fruit on your trees or on the ground after March 31 !!!

Check out <https://agriculture.az.gov/pestspest-control/household-pests/roof-rats> for lots more information



Roof Rats Fact Sheet

Roof rats in the desert? Yes! Also known as a black rat or ship rat, this species (*Rattus rattus*) became a common sight, and a nuisance, in Phoenix area neighborhoods in the early 2000s. They are usually dark in color, slender, and 7-8 inches long. It also has a dark, scaly tail that measures longer than its entire head and body. Most active in the evening hours, they spend 80% of their time 4 feet or more off the ground in shrubs, trees, on power lines, or roofs. They are agile jumpers and can find their way into attics, basements, garages, patios, or a house's walls, or cabinets. Here are some frequently asked questions regarding these critters in the City of Phoenix:

1. What Are Common Signs of Roof Rat Activity?

Hollowed out citrus (their favorite food), rat droppings, noises in the attic or walls, gnaw marks on roof eaves, damage to electrical wire coverings, or dark 'trail' marks on block walls.

2. How do Roof Rats Get into a House?

They can enter through any opening larger than a nickel in size. They follow pipes from the attic or basement, gnaw through drywall or siding, and have been known to enter through the sewer system from a roof vent pipe or on occasion, through the toilet plumbing.

3. What does the City of Phoenix do About Roof Rats in the Sewer?

The City Water Services Department's Wastewater Collection Division has an aggressive program to trap and remove roof rats that occasionally find their way into the sewer. Traps are quickly set, baited, monitored and remain as long as rats continue to be captured. Contact 602-262-6691 (business hours on weekdays) or 602-261-8000 (afterhours and weekends) to report roof rats in the City's sewer system.

4. Do Roof Rats Carry Diseases?

Roof rats throughout Maricopa County have tested negative for tularemia (rabbit fever), hanta virus, and the plague.

5. How do I Keep Roof Rats Away from My House?

Keep citrus trees pruned, pick up dropped fruit from the ground, and remove unwanted fruit at the end of a harvest season. Remove fruits and nuts that drop into your yard. Store all dog food in sealed containers and do not leave it out overnight. Seal all holes and vents leading into your house with a wire mesh or screen material and caulk cracks. Eliminate vines that grow on buildings and keep overhanging tree limbs pruned. Exterminators may also be able to help with a prevention or removal program.

6. Where Can I Get More Information About Roof Rats?

For detailed information about roof rats including history, biology, identification, prevention, and resources, visit Maricopa County Vector Control's website: <https://www.maricopa.gov/2138/History-of-Roof-Rats-in-Maricopa-County> or call 602-506-0700.

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

GKHOA Board report: Architectural Standards Committee (ASC)
January 2021

Applications for changes to the following residences:

- 6210 E Avalon Dr. – after discussion agreed to bring a recommendation to the next board meeting since this change warrants full board discussion. If approved, it would result in a unique front elevation for Golden Keys so warrants full board review prior to a final disposition. A motion will be made to approve this application based on 4 approval and 1 denial per vote at the ASC. The homeowner is aware that a final disposition will be made at the board meeting and plans to attend to respond to questions if needed.

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

- None

Other Topics:

- Neighborhood Assessments:
 - Fall Landscaping walkthrough (Oct. 30-Nov. 1):
 - Properties with findings: 20 (prior report counted one finding twice – corrected in this report)
 - As of 01/05/2021 19 have been fully addressed; one has asked for an extension to end of March (application for hardscaping mods on agenda for January ASC mtg)
 - Spring 2020 Assessment (4/9-13): Properties with findings: 45 (25 from alley; 20 from street)
 - Landscape related findings: all are resolved.
 - Building/structure findings (due 7/30): 12 total; 11 fully resolved as of Oct 31; one has work in progress. Jenny to contact owner to request new commitment date for completion.
- Policies and Practices: topics for discussion
 - Trimming of palm trees – Requested by Chuck Colella
 - Chuck Colella took an **ACTION** to document a recommendation (i.e., mechanism to communicate trimming expectations to members and a mechanism to enable volunteers to accurately determine when that expectation has not been met) for our next ASC meeting.
 - Several proposals were made during discussion of version 2.0 of the Policies and Practices document at the October board meeting and during the meetings regarding the new governing documents. The committee recommends putting these on hold and coordinate with any actions that may be required based on new governing documents.
 - Only allow colors from the paint palette (no longer allow repainting same color) – Oct Bd Mtg
 - Constrain colors of front doors to base or trim color of house – Oct Bd Mtg
 - Complete work within 12 months of approval - Gov. docs meeting
- Reminder that applications are due no later than **January 30, 2021** to be on the agenda for the meeting on **February 9, 2021**.

Jenny Scrivner
Architectural Standards Committee Chair

January 2021 Clubhouse Report

Clubhouse is closed due to Covid-19

Repair and Maintenance:

- Furnace filter changed for the month
- Sol Source cleans each Friday.

Reminders:

- Please check that ALL doors are locked after using the restrooms at the pool.

Reservations: (No reservations at this time)

Questions:

- Please contact Mary Jo Kelsey mjkat28@yahoo.com or call and leave a message at **602-402-5501**.

Community Liaison Report:

- Trash and recycling pick up will remain unchanged. All trash will be picked up in alleys and all recycle will be picked up curbside.
- The tagging on the North alley side of the Quad wall has been painted over
- Homeless camp trash has been picked up along the east side of the canal wall along 63rd pl.
- Please call the non emergency scottsdale police number to report any tagging or vandalism in or around our neighborhood.
480-312-5000

Respectfully submitted,
Mary Jo Kelsey

Communications Committee Report – prepared by Tom Kernen

January 19, 2021

1. Help Wanted:

- Pam Heckaman continues to act as the guest columnist for the “Things to do Around Scottsdale” column. We would appreciate a member to step forward and assume this position on a regular basis.
- Another staff member will also act as a guest columnist for the “Safety Reminders” column. We would appreciate a member to step forward and assume this position on a regular basis.
- A new column (Restaurant Reviews) will appear starting in January, written by Allison Weir – THANK YOU Allison.
- Anyone interested in learning more are invited to contact Tom Kernen at 602-619-2700.

2. Web Site – Continues to be updated and is operating smoothly.

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

January 19, 2021

- 1) Bank accounts are balanced as of month-ending December 2020.
 - a) Monthly reports distributed to Directors for review.
 - b) All invoices received through January 17 are paid in full.
 - c) Treasurer's Report for December 2020 is attached.
- 2) MJ and I determined that Sol Source had billed us incorrectly in November (charging for the COVID-19 cleaning schedule for December). They have corrected the error and our account will carry a credit until the overpayment is used to pay future billings. This will be resolved within the current fiscal year.
- 3) Reminder that the directors' HOA Budget Meeting is scheduled via Zoom on February 2, 2021 beginning at 5:00 PM – meeting is open to members.
 - a) Binders with worksheets will be distributed to the committee chairpersons and all directors by February 25.
 - b) Handouts will be available to members wishing to attend. This will be announced in the January Key Lines. There will be 2 alternatives: 1.) a limited number of hardcopies will be available for pickup at my home starting the morning of the February 2; and 2.) Members choosing to receive a copy by email will be asked to send an email request to me by noon on February 2.

January 19, 2021 Landscape Committee Report
Presented by Barry Downs, Chair

1. Regular weekly maintenance by AZ Metroscapes continues on Thursdays.
2. Sprinklers inside the pool and clubhouse area have been adjusted to direct water away from the wall as much as possible.
3. A border of 3-5 feet around the interior of the pool and clubhouse area would protect the wall from sprinkler overspray.
4. The four large oak trees and three sumac trees will be scheduled for trimming this spring. These trees are trimmed every 3 years. They need to be thinned to protect them from limb loss during monsoon storms.
5. The wall surrounding the pool and clubhouse needs to be repainted. The walls on 61st Place and 63rd Place are also the responsibility of GKHOA, however they may not need repainting at this time.

POOL REPORT FOR GK HOA MEETING JAN.19th, 2021

The pool remains unheated until March 1st. CDC guidelines continue in place until further notice. The pool pumps (2) continue to have problems. The service repair provider and I are trying to determine the cause of the problem(s), the solution(s), and the cost. Items for consideration in the 2021-2022 pool budget for both maintenance and capital expenditures will be presented at the Feb. 2th budget meeting via Zoom.

Martha Spruell

Pool Chair

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF JANUARY 19, 2021

December 16 - January 19 closings:

6330 E Avalon - Marcie Langley and Debra Langley

6275 E Avalon - Johnny Saleeby

There are currently two homes listed for sale:

6214 E Avalon - closing 02/07/2021

6205 E Pinchot

Leased Properties:

No changes

There are currently 5 leased properties, with one being exempt.

Respectfully Submitted By:

Pam Heckaman