

# KEY LINES

April 2021

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



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**Next Board Meeting**  
**May 18, 2021**

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

## In Remembrance

*Helen Boorman  
Catalina*

**HAPPY  
MOTHER'S  
Day!**

May 9th, 2021

## Community Service Award Recipients

We frequently try to recognize people who have contributed to our HOA. Once each year, one individual is recognized as the recipient of the "Golden Keys Community Service Recognition Award". This is based on a person's work on behalf of our community over a period of time. The criteria is not specific or documented anywhere, but it's pretty clear when someone earns our recognition.

There is a plaque displayed in the clubhouse recognizing those individuals who have received this award since 2006 – I do not know if this award was given before then. I felt that this column should be dedicated to the 14 people recognized on the plaque – some have passed, one has moved away from Golden Keys, and we are fortunate to have several who are still our neighbors.

2020	Mary Ellen Svoboda	2012	Mary Nuenschwander
2019	Nancy Dallett *	2011	Sally Behnke
2018	Sue Kernen *	2010	John Will
2017	Tally Thompson *	2009	Robert Nuenschwander
2016	Barry Downs *	2008	Not awarded
2015	Daryl Alseike *	2007	Jane Prescott
2014	Charles Sargent	2006	Jack Shay
2013	Jim Lightcap	*	Current Golden Keys Residents

There are many current residents whose names do not appear in this list but are of recognition. This group includes past board presidents, board members, committee chairpersons, and members and residents who step forward to help when a call for assistance is issued. I regret that the list is too long to be included, and should I have made an attempt, I would have regrettably missed someone. These are all generous people and I hope they know they have our appreciation, and have the self-satisfaction of having helped their neighbors.

## Calling All Mid-Century Modern Fans

Please contact Chris Anderson to join the Clubhouse Committee. The purpose of the committee is to assist the community with maintaining the clubhouse and to provide planning to enhance the mid-century ambiance of the building. If you are interested, a Zoom meeting will be held on Saturday, May 8th at 10:00 a.m. Please email: [Chrissyanderson213@gmail.com](mailto:Chrissyanderson213@gmail.com) to be added to the zoom invite. Please put **Clubhouse Committee** in your subject line.

Thank you.

-Chris Anderson



## Things to do around Scottsdale/COVID-19 Protocols are in place - Pam Heckaman

The **Scottsdale Farmers Market** runs from 8am – 1pm on Saturdays thru May 29<sup>th</sup> at 3806 N Brown. Buy food and specialty items supplied by locals.

**ArtWalk** – Thursday's 7pm-9pm Old Town galleries.



**Junk in the Trunk Vintage Marketplace** – April 23<sup>rd</sup>, 24<sup>th</sup> and 25<sup>th</sup> at Westworld  
See their website for more details – [junkinthetrunkvintagemarket.com](http://junkinthetrunkvintagemarket.com)

**Scottsdale Center for the Performing Arts** upcoming events:

Scottsdale Philharmonic – Saturday May 2<sup>nd</sup> - 4 p.m.

Sippin' Series – Tequila and Mezcal - Saturday May 15<sup>th</sup> 7 p.m.

Celebrating Beethoven – Tuesday May 18<sup>th</sup> 7:30 p.m. VIRTUAL

For more information on these and more upcoming events, go to: [scottsdaleperformingarts.org](http://scottsdaleperformingarts.org)

[Scottsdaleaz.gov](http://Scottsdaleaz.gov) – **Event Calendar** and [experiencescottsdale.com](http://experiencescottsdale.com)

[Experiencescottsdale.com](http://Experiencescottsdale.com) has a list of the top 10 places to get spa treatments to get you started on the joys of summer. Rejuvenate yourself!!!! Stay safe, healthy and happy!

## Words of Wisdom

*-Janet Stein*



"Tell me and I forget. Teach me and I remember. Involve me and I learn."

*-Benjamin Franklin*

## Meet Your New Neighbor – Debra and Marcie Langley at 6330 E Avalon Dr.

Debra and her daughter, Marcie, had been dreaming of purchasing an Arizona home together for years. When Melba Calendar's house appeared on the market they fell in love with the home and Golden Keys immediately, and the rest is history.



Debra and Marcie, originally from Utah, also happily lived for many years, along with Debra's son, Brad, and her now late husband, in the Monterrey peninsula. Debra, who fell in love with and moved to Arizona 30 years ago, has always had a dog at her side, currently Allie, brought home from a shelter sixteen years ago, and has a loving yet independent spirit (we know where her daughter gets it). Before retiring she and Allie provided services and comfort to elderly clients, and as she can't imagine life without meaning is considering returning to that work in smaller degrees and doing some occasional dog sitting.

Marcie splits her work time (currently remotely) between being a clinical research manager at the University of Utah, her alma mater, and being a licensed massage therapist. She plans to get her massage therapy license in Arizona soon and, now that her two sons are grown, hopes to find more time for her other great passions: reading and writing. She is currently reading (aka, listening on Audible as she exercises on the rowing machine), [A Swim in a Pond in the Rain](#), by George Saunders, a book she feels, like their new home, is perfect.

*-Gloria Keenan & Jenny Scrivner*

## Dining Around the Hood.....

-Allison Wiess



Located about 15 minutes north of the hood in the Scottsdale Quarter is my all time favorite restaurant **Eddie V's Prime Seafood** which is part of the Darden Concepts restaurant group of fine dining who own the Capital Grille, and six casual dining restaurants. We recently had occasion to dine at Eddie V's at the end of March for our anniversary and we were so happy to be there since Covid and the fact they didn't have outdoor space kept us from the restaurant for a year. Ironically, they just now got their act together to offer outdoor dining but we always prefer a booth in the bar.

Everything was just perfect that night from the staff and the service to the food and drinks which has been my experience here every time we visit. Our server, Shelly, could not have been better.....at our beck and call for every one of our needs. She was constantly there making sure we had drinks, water, etc, so we never had to be looking for her or needing help like I find in so many other restaurants where they serve you and run away from the table nowhere to be found (a pet peeve of mine in case you hadn't noticed 😞). Petros, the manager, is one of my favorite people and will always manage to find us a table when they're busy and totally booked, plus he checks on us throughout our meal, a nice personal touch.

As far as the food.....you can probably close your eyes and point to anything on the menu and it would be good but my favorites are the jumbo lump crab cake appetizer which is like no other I've had, South African Lobster Tails, my personal favorite, excellent salads and delicious Maine Lobster Bisque, Chilean Sea Bass and Parmesan Crusted Filet of Sole, as well as great side dishes. They do have steaks here for those who are not into seafood. As far as I'm concerned Eddie V's is a must for any occasion.....



### 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 will have a ZOOM meeting the 2<sup>nd</sup> Tuesday of every month at 7 pm until further notice, when there are items on the agenda. The next ASC meeting is **May 11, 2021** with applications due no later than **May 1, 2021**. ZOOM link. <https://us02web.zoom.us/j/4491589312>

-Jenny Scrivner, Architectural Standards Committee

Clubhouse is currently closed: will be opening May 1st with limited access

### Events/Meetings/Social

Bridge Players	Mondays 12:30pm – 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 (4th Tuesday of the month)
Men's Lunch Fridays	Friday's -Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (every Friday)
Creative Crafters	May 4, 2021 4-6pm Nancy Dallett 480-990-3681 (off July-Aug-Sept)
Arch Stds. Committee	May 11, 2021 7:00 PM Zoom (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
Ladies Who Lunch	May 21 2021 Allison Weiss 917-406-2561 (3rd Friday of the month)
HOA Board Meeting	May 18 2021 via ZOOM 3rd Tuesday of each month (not July & August)

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





## Results of Spring Neighborhood Walkthrough:

A **big thanks to all the volunteers** who help make light work of the walkthrough the weekend of March 26-28. We identified maintenance concerns (mostly minor) for 40 properties. Painting of alley walls continues to be a weak link. (This is a word to the wise for future walkthroughs!) There are still many properties that do not have a house number on their alley gate/wall. This makes the job more challenging for those who volunteer. We would really appreciate everyone having their house number visible from the alley for the fall walkthrough in late October!

Jenny Scrivner, Golden Keys HOA President/ASC Chair  
602-920-0837 6278 E Avalon Dr., Scottsdale, AZ 85251

### Reminders

- The hard copies for **committee reports** are loaded to the web site each month as part of the Key Lines.
- Annual assessment payments** are due May 1. If you misplaced your invoice, call or text Tom Kernan (602-619-2700).
- Dog etiquette:** GK dog walkers are generally a considerate bunch of folks. Please respect your neighbor's property and pick up those special treasures left behind. If your dog is a "digger/scratcher", please try to keep them off yards that are more neatly manicured.



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

Every 2 years, we ask all residents to update the list of **emergency contacts** maintained by the HOA. Every once in a while, a resident has some sort of emergency – this can be an illness, an accident, or even a burst water pipe and no one is home. In the past year, I received a thank you note from a very grateful daughter after she was called when her parent was found having fallen in the alley. This information is closely held and only made available by the "keeper of the contact directory". That person is **Debbie Dillon**. If Debbie is unavailable, any board member can access the duplicate directory that is maintained in the HOA office in the clubhouse.



### Trivia and Fun Facts: Kentucky Derby Fun Facts

The new Arizona Sports Book Law may not be in effect to help take your Kentucky Derby wagers, BUT here is a really cool tip ... Did you know that nineteen past winners have had names beginning with the letter "S," including Secretariat, the fastest horse in Kentucky Derby history, who completed the 1973 race in just under two minutes?

So ladies, break out your fascinators and get your bets down – two of the better contenders that may run in the Derby this year are *Super Stock* (winner of the Arkansas Derby) and *Soup and Sandwich* (winner of the Florida Derby).

# HAPPY BIRTHDAY!



## RECIPE OF THE MONTH - Fran Nicoletti

Please consider sharing your favorite recipes with us!

I was introduced to Retro Desserts by Scottsdale Bakes from Sue Kernan and wanted to share this. It is quick and very tasty. Enjoy!

### Pineapple Pie Recipe

- Mary Lou of Retro Desserts

1 (20 oz.) can Dole crushed pineapple in 100% pineapple juice

8 oz. sour cream

2 (3.4 oz.) packages vanilla instant pudding

Mix pineapple, juice and sour cream thoroughly – add dry pudding and stir lightly to blend. Pour into graham cracker crust. Chill in refrigerator for two hours. Top with Cool Whip before serving.

*Be a pineapple: stand tall,  
wear a crown, and be sweet  
on the inside.*

-Katherine Gaskin

Kott, Blair Douglas	5/3
Pearson, Cyndi S	5/3
Garcia, Monica	5/4
Novak, Judy	5/5
Day, Arva	5/6
Smelko, Daniel	5/7
Hunn, Marilyn A.	5/7
Shay, Pat	5/10
Needham, Phyllis	5/10
Duperreault, Georgette	5/16
Lawrence, Patricia	5/16
Goss, Shirley J.	5/20
Lawrence, Gregg	5/24
Alseike, Margareta	5/30
Dillon, Debbie	5/30
Seifert, Sharon Lynn	5/31

**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



### *Riddle:*

A man who was outside in the rain without an umbrella or hat didn't get a single hair on his head wet. Why?



Answer: He was bald

### The Gay Side of Life:

#### Just Visiting:



My mom moved into a new condo, and I went to visit for a couple of days. Searching for a coffee cup one morning, I sighed, "It seems like I'm always looking for something in your kitchen." "That's good," Mom said. When I looked confused, she explained, "Because when you know where to look, it's time to go home."



My thoughts and prayers go out to anyone trying on summer clothes!



## Communications Committee

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**Safety, Reminders & Community Tips** / Tom Kernan 602-619-2700

**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, Gloria Keenan, 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





## Mahjong



If interested in learning or playing Mahjong please call, text or email

Mel Henry  
319-329-6577

melhen2010@gmail.com

## Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of May 10<sup>th</sup>.

Electronics recycling day on May 1st. It's at the city's Corporation Yard, 9191 E San Salvador, from 7:30 am to 2:00 pm.

-Thank you Pam Heckaman

## Important News about the Pool and Clubhouse:

Guidelines for using the pool and clubhouse areas have changed beginning **May 1, 2021.**

The following rules remain in place for all areas:



**Masks** must be worn when not in the pool and social distancing maintained. Access to the pool and clubhouse remains restricted to **Golden Keys' residents only** (no guests, family members, or visitors). Each resident entering the areas must have signed a waiver – obtained by contacting Martha Spruell. Everyone using the pool or clubhouse areas must sign in when entering the area

Changes to the use of the pool include:

A **maximum of 20** (twenty) residents may now use the pool at one time – increased from 10. The chaise lounges should be back from the repair shop in May – future repair can be avoided if everyone uses a towel to cover the straps before using the furniture. The vinyl straps are subject to staining from sunscreen, lotions, oils, etc.

Changes to the use of the Clubhouse include:

Clubhouse will be re-opened for scheduled activities. There is a **limit of 10** (ten) residents per scheduled activity. **Scheduling use of the Clubhouse** can be done by contacting Chris Anderson at [chrisyanderson213@gmail.com](mailto:chrisyanderson213@gmail.com) with your request. Please put "Clubhouse Activity Reservation Request" in your subject line. Attempts will be made to honor the scheduled activity times that were pre-pandemic.

Cleaning notes:

It remains the resident's responsibility to wipe down surfaces they use with the supplies that are made available. Effective May 1, the schedule of the **cleaning vendor** will be returned to the weekly, pre-pandemic schedule. The clubhouse will be thoroughly cleaned prior to May 1<sup>ST</sup>.



## POOL NEWS

Several unexpected repairs were required to the pump/filtration system causing the pool to be closed. Thanks for everyone's patience – county regulations do not allow our pool to be open if the filtration system is not operating.

-Martha Spruell, Pool Chair

## Bunko

Looking for someone to take over the lead on Bunko. If interested please call: Sue Kernen  
602-619-3377



## Bridge Players

Retta Kelly

480-945-3303

Monday's at 12:30PM

At Retta's



## Creative Crafters:

Nancy Dallett 480-990-3681

Ndallett@cox.net

Sue Kernen 602-619-3377

skernen@cox.net

May 4, 2021 4-6pm

RSVP please to Sue

Clubhouse: limited to 10



## Ladies Who Lunch

Allison Weiss

917-406-2561

Hula's Modern Tiki

May 21, 2021 Noon

## Men's Lunch

for more information contact:

Bob Will 480-946-4889

Rides available

Every Friday

Hope to see you in soon!



*DRAFT*- Minutes of the Regular Board of Directors Meeting (Virtual)  
Golden Keys HOA  
April 20, 2021, 7:00PM; ZOOM Conference Call

**Directors present (via Zoom):** Barry Downs, Pam Heckaman, Chris Anderson, Tom Kemen, Debbie Dillon, Martha Spruell and Jenny Scrivner

**Directors absent:** none.

In addition, approximately 5 members and guests were in attendance (via ZOOM).

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. The agenda was modified to add a new topic New Business: Consider modification regarding flags.
2. **Call to Order:** The Board meeting was called to order at 7:04 PM by President, Jenny Scrivner
3. **Ratify Previous Board Meeting Minutes and Financial Reports**
  - a. Motion to approve March 16, 2021 Board meeting minutes. Seconded; approved unanimously.
  - b. Motion to approve March 16, 2021 Financial Reports. Seconded; approved unanimously.
  - c. Motion to approve March 23, 2021 Special Board of Directors meeting minutes. Seconded; approved unanimously.
4. **Project Reports**
  - **Governing documents:** Barry Downs presented a verbal report
5. **Standing Committee Reports**
  - a. **Architecture** – Written report presented by Jenny Scrivner
  - b. **Clubhouse** – Written report presented by Chris Anderson
  - c. **Community Liaison** – Written report presented by Chris Anderson
  - d. **Communications** – Written report presented by Tom Kemen
  - e. **Finance** – Written report presented by Tom Kemen
  - f. **Landscaping** – Written report presented by Barry Downs
  - g. **Pool** – Written report presented by Martha Spruell
  - h. **Real Estate** – Written report presented by Pam Heckaman
6. **Old Business**
  - a. **Modification to ASC Policies and Practices regarding trimming of palms:** **ACTION:** ASC to come back once they have recommendation that has majority support of the committee.
  - b. **Plans for reopening the common areas.**
    - i. **Motion:** Allow access to pool and clubhouse to residents who have signed a waiver. Allow up to 10 residents to reserve clubhouse for activities. Ensure a waiver is in place at time of reservation. Residents must follow mask and social distancing protocols. **First amendment:** Return all pool furniture to pool area. **Second amendment:** Reduce cleaning to once a week, make cleaning supplies accessible to members using pool and club house. **Third amendment:** Allow maximum of 20 residents at pool with 10 residents maximum at any one time in the clubhouse.
      - Amendment 3 vote: 5 yea, 2 nay
      - Amendment 2 vote: 6 yea, 1 nay
      - Amendment 1 vote: 6 yea, 1 nay
      - Initial Motion vote: 6 yea, 1 nay

- ii. **Motion:** Allow up to 10 people including guests at pool. Vote: 1 yea, 6 nay.
- iii. **ACTION owned by Chris Anderson: Communication detailing changes to residents, deep cleaning of club house/ furniture, return of repaired chaises, new signage, furniture returned to cool deck area pool, provide cleaning supplies. Tentative date: 5-1-2021**

## **7. New Business**

### **a. Request for permission to display sign in window.**

- i. **Motion:** Affirm the decision the sign is inconsistent with policy and is not approved.

Vote: 5 yea, 1 nay, 1 abstain

### **b. Consider modification regarding flags.**

- i. **Motion:** An Owner may install a flagpole on the Lot no higher than the flagpole at the Golden Keys clubhouse. The following flags may be flown on the Lot in accordance with State of AZ regulations and the Federal Flag Code (P.L. 94-344): the United States flag, the Arizona state flag, the Gadsden flag, the flag of the United States Army, Navy, Air Force, Marine Corps, or the Coast Guard, the POW/MIA flag, and an Arizona Indian Nations flag; however, the Rules may limit the number of flags flown to no more than one or two at once. **Amendment:** Exceptions to this policy must be approved by the board. Vote: 5 yea, 2 nay.

## **8. Open Forum**

- a. **Concern regarding same person holding role of ASC Chair and Board President - no action required.**
- b. **Gate being propped open at entrance to clubhouse/pool area.**

## **9. Executive Session: N/A**

## **10. Adjourn:**

- a. **Adjourned meeting at 9:39 PM**

Respectfully submitted by Debbie Dillon, Secretary



**GOLDEN KEYS HOMEOWNERS' ASSOCIATION**  
**Treasurer's Cash Summary Report a/o 03/31/2021**

**CASH ASSETS**

Checking	\$ 50,414.94		
Savings	\$ 14,791.28		
Vanguard	\$ 179,097.19		
Vanguard - Settlement Account		\$ (6,472.80)	
<u>Surplus Savings</u>			
VG CD - Safra 0.05% 02/17/2022		\$ 40,000.00	
<u>Reserve Spending</u>			
VG CD - Safra 0.15% 10/15/2021		\$ 18,000.00	
VG CD - Cap 1 BK 2.30% 9/27/22		\$ 50,000.00	
VG CD - Safra 0.15% 12/22/2021		\$ 40,000.00	
VG CD - GoldSach 0.05% 08/23/2121		\$ 30,000.00	
Other Current Assets		\$ 7,569.99	
<b>Total Cash Assets</b>		<b><u>\$ 244,303.41</u></b>	

	<b>01/01/2021 -</b>	<b>05/1/2020 -</b>	<b>2020-21</b>
	<b>03/31/2021</b>	<b>03/31/2021</b>	<b>Budget</b>

**INCOME & EXPENSE**

**INCOME**

H/O Assessments	\$ 700.00	\$ 129,500.00	\$ 128,800.00
Uncategorized Income	\$ -	\$ -	
Interest-Savings Acct	\$ 0.13	\$ 1.62	\$ 4.00
Interest-CD		\$ -	
Vanguard Dividend Income	\$ 583.66	\$ 2,266.48	\$ 2,000.00
Transfer Fee - purchasing home	\$ 800.00	\$ 6,400.00	\$ 3,600.00
Return Check Charges	\$ -	\$ 12.00	\$ -
Late Fees	\$ -	\$ 35.00	\$ -
Uncategorized Income	\$ -	\$ 1.65	\$ -
<b>Total Income</b>	<b><u>\$ 2,083.79</u></b>	<b><u>\$ 138,216.75</u></b>	<b><u>\$ 134,404.00</u></b>

**OPERATING EXPENSES**

Bank Service Charge	\$ -	\$ 12.00	\$ -
Reconciliation Discrepancy	\$ -	\$ -	
ADMINISTRATIVE---Expenses	\$ 4,461.56	\$ 13,250.12	\$ 19,624.00
CLUBHOUSE---Expenses	\$ -	\$ 11,978.09	\$ 5,500.00
LANDSCAPING---Expenses	\$ 3,495.54	\$ 35,865.54	\$ 41,070.00
POOL UPKEEP---Expenses	\$ 168.20	\$ 8,193.52	\$ 17,325.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 100.00
UTILITIES---common areas	\$ 1,460.96	\$ 20,604.43	\$ 29,428.00
<b>Total Operating Expenses</b>	<b><u>\$ 9,586.26</u></b>	<b><u>\$ 89,903.70</u></b>	<b><u>\$ 113,047.00</u></b>

**NET FY 2019-20 OPERATING BALANCE**

	\$ -	\$ -	\$ -
	<b><u>\$ (7,502.47)</u></b>	<b><u>\$ 48,313.05</u></b>	<b><u>\$ 21,357.00</u></b>

**TOTAL RESERVE EXPENDITURES**

	\$ -	\$ -	\$ -
	<b><u>\$ 485.00</u></b>	<b><u>\$ 18,412.92</u></b>	<b><u>\$ -</u></b>

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

**GKHOA Board report: Architectural Standards Committee (ASC) - April 2021**

**Applications for changes to the following residences:** All applications shown below were approved unanimously.

- 6217 E Catalina – Owner committed to contact City of Scottsdale to determine if engineering study or other action is required to raise wall to the height requested. Approved unanimously.
- 6221 E Catalina – Owner committed to contact City of Scottsdale to determine if engineering study or other action is required to raise wall to the height requested. Approved unanimously.
- 6205 E Pinchot – Approved with 4 in favor and 1 against. *Add 2 front windows - change shape of entry*

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

- 6301 E Avalon Dr. – Remove awnings

**Other Topics:**

- Neighborhood Assessments:
  - Spring 2021 Walkthrough - was held the weekend of 3/26-28.
    - Properties with findings: 40
    - Landscape related findings (due 4/30): 13
    - Building/structure findings (due 6/30): 30
  - Fall 2020 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) – Not complete as of 4/5/21. Sent reminder that extension time is expired and requested new committed complete date.
  - 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
- Policies and Practices: topics for discussion
  - Trimming of palm trees –proposal generated by Chuck Colella was used during the walk-through on a trial basis. Chuck and Jenny will evaluate accuracy of findings before the 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 2020 Bd Mtg
    - Constrain colors of front doors to base or trim color of house – Oct 2020 Bd Mtg
    - Complete work within 12 months of approval - Gov. docs member comments meeting
- Applications are due no later than **May 1, 2021** to be on the agenda for the meeting on **May 11, 2021**.

Jenny Scrivner, Architectural Standards Committee Chair

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

Club House Committee Report  
April 2021

Received Keys from Tom Kernen

Received notebooks from Martha Spruell

Received a familiarization tour of the clubhouse from MJ Kelsey.

Exterminator was there for quarterly service and was introduced by MJ Kelsey and provided contact information. Provided service invoice to Tom Kernen.

Changed contact information with the cleaning service. Billing will still be directly emailed to Tom Kernen with me copied.

Cleaned out small recycling bin that had been used for garbage and put it in the west side store room if needed for future events.

Fielded a telephone request for reopening the clubhouse for group activities. Told the caller I would raise it with the board.

Discussed with community member if there would be interest in serving on a committee to provide recommendations to the board on clubhouse improvements, renovations and or forming a long term plan for same in keeping with the mid-century ambiance.

Community Liaison Report  
April 2021

Fielded a call regarding a bright alley streetlight backing behind Avalon. Golden Keys pays for these streetlights and SRP representative said only the named account holder can make a request. After much back and forth, determined named person was Tom Kernen, who kindly called SRP and made the request for a shield to be installed. (See shield on light immediately across from our entrance on 61st). As of Sunday, April 18, 2021 no shield has been installed. Tom added me to the account holder name so I'll call SRP again as it has been about two weeks.

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

**April 20, 2021**

1. Production of the Key Lines and curation of the web site continue as planned.
2. The Communications Committee will work with the Landscape Committee to remind members that we are approaching the season to trim the palm trees. An announcement to that point will be contained in the May Key Lines as well as contact information for the vendor who will be onsite in June to trim the HOA's palms in the common areas. Each member will be responsible for scheduling the work directly with the vendor and paying the associated costs. We can go one step further and create a flyer with the information can also be prepared if someone volunteers to distribute it to the homes with palm trees.
3. **Help Wanted:**  
Anyone interested in learning more is invited to contact Tom Kernen at 602-619-2700.

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

**April 20, 2021**

- 1) Bank accounts are balanced as of month-ending March 2021.
  - a) Monthly reports distributed to Directors for review.
  - b) All invoices received through April 17 are paid in full.
  - c) Treasurer's Report for March 2021 is attached.
- 2) Invoices for the 2021-2022 Annual Assessments were delivered and/or mailed on April 1.
  - a) As of April 21, we have received 91 payments. Payments received in April will be deposited to the checking account on May 3, 2021.
  - b) Reminder, payments are due May 1, and are considered late (subject to late fees) on June 1.
  - c) To accommodate a member who is out of the country, the HOA's checking account is set up to receive payments via Zelle. This option can be made available to others if requested.
    - Note, for reference: Zelle is a US-based digital payments network owned by Early Warning Services, a private financial services company owned by the banks Bank of America, BB&T, Capital One, JPMorgan Chase, PNC Bank, U.S. Bank and Wells Fargo.
- 3) The signatories for all bank and brokerage accounts have been changed per the board approved actions taken at the April 23, 2021 special board meeting (Jenny Scrivner, Barry Downs, or Tom Kernen).
- 4) Documentation of the treasurer's function continues with significant progress made this month documenting the monthly reporting process. My plan is to document the annual assessment invoicing process before the May board meeting.
- 5) All directors and committee chairs are requested to get all invoices submitted before the end of the fiscal year – April 30.

April 20, 2021 Landscape Committee Report  
Presented by Barry Downs, Chair

Landscape – AZ Metroscapes:

- Regular maintenance continues each Thursday morning
- Large oleander bushes on the west side of the common area were trimmed

Painting – Metzger’s Painting Professionals:

The wall surrounding the common area has been repainted focusing on the metal portions with rusted areas. Measures have been taken to direct sprinkler over spray away from the wall.

Committee Activity:

The Landscape Committee met on 4/10/21 to begin discussing our irrigation system in the common area. The committee agreed that devising an adequate watering system for the 4 large oak trees along the north side is our most critical issue. Additionally, these trees should be fertilized to prolong their lives. The committee also suggested that we consider refurbishing the shuffle board courts as this would be the most cost effective option for maintaining the area on the west side of the common area. These courts could also be used for bean bag toss.

## Pool Report for April 20, 2021 GKHOA Meeting

The mechanical malfunctions in the pool house have been repaired. They caused the pool to be closed for 11 days in March and early April. Pool attendance (107 visits) was down in March because of closures and strong winds.

The chaise lounges are in the shop for replacement of the vinyl straps. It will take 4 weeks for the work to be completed and the cost is about \$1000. Sunbathers and swimmers need to use towels on the pool furniture to prevent staining of the straps. There is a permanent sign above the log-in book reminding pool attendees to cover the furniture with towels. It is important for swimmers and sun bathers to sign the log-in sheet with both first and last names and their lot #.

The written guidelines from the AZDHS, City of Scottsdale, and CDC haven't changed. 135 residents have signed the Covid-19 waiver and received a key to the 62<sup>nd</sup> PL. gate. There has been a report of a resident bringing a child as a guest to the pool. There are no visitors – family or guests – permitted at this time.

Be safe! Get vaccinated if you haven't already and follow the State and CDC guidelines.

Martha Spruell

Pool Chair

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF APRIL 20, 2021**

March 17 – April 20 closings:

6314 E Avalon - Albert and Bonny Tabah

6218 E Catalina - Miff Holdings, LLC (2nd sale) [private sale]

6218 E Catalina - Black Canyon Equity, LLC (1st sale) [private sale]

There are currently two (2) homes in escrow:

6325 E Catalina - closing 4/27/2021

6226 E Avalon - closing 5/17/2021 [private sale]

There are no homes currently for sale as per the multiple listings.

**Leased Properties:**

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

I reviewed the leases on 4/14/2021 and found three (3) that had expired leases. I emailed all three (3) owners and have received the new lease ending dates on two (2) of the properties, I am still waiting to hear back from the third. No leasee's had changed.

Respectfully Submitted By:

Pam Heckaman