

KEY LINES

November 2021

Inside this issue:

Things to do	2
ASC Reminders & Events, Safety Tips, Date Reminder	3
Jokes, Trivia, Recipe, WOW	4
Recipe, Birthdays, Humor, Committees	5
Bulletin Board News	6



Next Board Meeting
Dec 21, 2021
Clubhouse
7pm



In Remembrance

*Kent Kittell
Catalina*



**Happy
Thanksgiving!**

Nov . 25, 2021

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



MANY HANDS

**"The best way to find yourself is to lose yourself in the service of others."
Mahatma Gandhi**

Our next annual membership meeting is set for March 20, 2022 – seems so far away but this meeting is an important opportunity for our members. Four positions on your 7-member board of directors will be up for election. The current board members whose terms expire in March include: Barry Downs, Pam Heckaman, Martha Spruell, and Tom Kernen.

This election is for a 3-year term. Some of the current directors may agree to be considered for reelection, and others may feel they have completed their service and are ready to step aside.

There are many reasons to serve your community by holding a position on the board. I won't candy-coat the commitment – it is hard work to be sure, but it is rewarding to know that you are making a positive difference for your neighbors.

President Jenny Scrivner has appointed a nominating committee chaired by Nancy Dallett. Nancy is joined by Retta Kelly and Betsy Spiegel. Together, these individuals will recruit members of the HOA to join the slate of candidates. You are welcome to contact them directly if you are interested.

To serve as a director, you must have been a resident of Golden Keys for the minimum of 1 year. If you want to learn more about serving on an HOA board and how they operate, here are some great resources:

The City of Scottsdale Neighborhood College puts on a series of classes in the fall and spring. The great news is that most of the classes are available on the college website and can be streamed on demand – go to: <https://www.scottsdaleaz.gov/citizen-service/college>

Mulcahy Law Firm (Beth Mulcahy) has been active in Arizona HOA law for 25 years. Her firm puts on seminars and offers "Cheat Sheets" which are outstanding sources of information on specific topics. Beth also offers videos of many of her firm's training sessions on demand – go to: <https://www.mulcahylawfirm.com/>

Many hands make light work, and your helping hand is most welcome.



- Linda Ransley

SPARKLE & SHINE IN OLD TOWN SCOTTSDALE. Join in the merriment and cheer we celebrate the season with our 6th annual Scottsdazzle holiday extravaganza! There is something for everyone – this month-long celebration, delights residents and visitors alike with festivals, concerts, unique events, stunning decor, dining, shopping, drinks and more. NOV 27-DEC 31 WITH THE SCOTTSDAZZLE STROLL ON ONLY Sat, Dec 4, 11, 18. Event Time 6:00 PM - 9:00 PM where you stroll along the canal banks surrounded by the sounds of the season! Live music anchors this sprawling celebration filled with public art installations, holiday décor and a brand new 40-foot Scottsdazzle tree that lights up the night with dazzling holiday spirit. Warm up with hot cocoa, coffee, and sweet seasonal treats from local food vendors, then wander through Old Town Scottsdale's own winter wonderland!

BOTANICAL GARDENS: LAS NOCHES DE LAS LUMINARIAS DATE: Dec. 1 – 23 & 26 – 31, 2018. TIME: 5:30 pm – 9:30 pm. Be a part of this Southwestern holiday tradition. This year will be more vibrant in sound and light than ever, as Electric Desert | A Light and Sound Experience. Each evening will feature more than 8,000 hand-lit luminaria bags, thousands of white twinkle lights and the pulse of Electric Desert. At almost every turn, be greeted by the sights and sounds of nine entertainment ensembles and engaging experiences.

DEC 3-24. **The Magical Christmas Journey™** to the North Pole begins at the Verde Canyon Railroad depot in Clarkdale. The spirit of Christmas is aglow and visible from afar, beckoning all to experience the dream. Seasonal treats and libation may be purchased and enjoyed while perusing the depot grounds rich with festive lighting and holiday décor. Luminarias light the Southwestern-style depot roofline and giant ornaments adorn the outdoor pergolas dripping with icicle lights. Santa's elves entertain and tell the tale of the beautiful Princess Noel and Flurry the Christmas Eagle while songs of the season fill the air.

ZOOLIGHTS NOV 24-JAN 15 Experience millions of twinkling lights, dazzling animal sculptures and two Music-in-Motion Light Shows on our main lake.

In celebration of the 30th anniversary of ZooLights is a brand new display of illuminated paintings showing various endangered species. The Phoenix Zoo has partnered with artist, Russell Ronat, to present this special collection of beautiful, large mixed media paintings of endangered animals (known as Project Holocene) found throughout the ZooLights path.

Ronat's work is not only stunning, but it helps raise awareness on the importance of wildlife conservation. The goal of Project Holocene is to show both the beauty and fragility of many species that are currently under threat of extinction. The 13 illuminated pieces for ZooLights include an elephant, hawksbill sea turtle, Amur leopard, Bornean orangutan, wolf, Bali mynah, among others.

If you do not desire walking with crowds, **The Zoo has CRUISE THROUGH** (Driving) on Nov 29 & 30 as well as Dec 6&7

Mccormick Stillman Railroad Holiday Lights November 26, 2021 – January 2, 2022 (Rules have changed: you must pre-purchase tickets and they are for specific ride times now) 6 – 9:30 p.m. experience a winter wonderland of holiday lights and displays. No trip to the park is complete without a spin on the historic Charros Carousel or a cup of hot cocoa from Hartley's General Store. Santa will also be at the park nightly through December 23 to visit and take photos with.

Did you know we have **WORLD'S LARGEST ANIMATED DRIVE-THROUGH LIGHT SHOW**?! A place where bright ideas are born and imaginations run wild. Where light and sound collide to spark innovation and ignite the human spirit. **THE ULTIMATE HOLIDAY ROAD TRIP** Pack the car and buckle up for the ride of your life. Crank up the volume on your car stereo and get down to your favorite music synced to millions of lights. Each of our uniquely themed drive-through shows is a one mile journey filled with hundreds of sparkling, animated light installations that will elevate your holiday tradition to a whole new level!

2 locations: **CANDY RUSH AT GLENDALE, AZ.** DESERT DIAMOND CASINO 9431 W. NORTHERN AVE. GLENDALE, AZ 85305 DATES: 11.12.21 - 1.2.22 HOURS: 6PM - 10PM Candy Rush, the world's largest animated drive-through light show, highlighting larger-than-life Christmas characters and confections. This mile-long journey features millions of colorful lights and enchanting holiday music— a must see treat for the entire family.

Safety, Reminders & Community Tips of the Month: FIRE SAFETY and the HOLIDAYS



If you are decorating inside or outside your home for the holidays, please exercise good judgement. I hope this is not a news flash to anyone in Golden Keys, but we are not as nimble and spry as we were 20, 30, 40 years ago. Climbing ladders, standing on furniture, and over-reaching are just plain bad decisions for most of us. Despite beauty and tradition, no decorations that are worth a hip replacement. Ask your family for help, or call a handyman/women to do the work for you.

You should also be careful not to have extra electric cords, garland, and other decorations sticking out that cause a trip and fall danger. None of us are invincible! Use common sense and step back and look at your work – do you consider your decorations safe for your best friend?

LOOKING AHEAD – Important Dates

- January 2022: Look for more details on our first HOA social since pre-COVID
 February 1, 2022: Special Board meeting for 2022-23 budget planning
 At the clubhouse – 5:30 PM
 March 20, 2022: Annual Membership Meeting – election of 4 board positions
 At the clubhouse; 3:00 PM



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 meeting in-person the 2nd Tuesday of every month at 7 pm until further notice, when there are items on the agenda. The next ASC meeting is **Dec. 14, 2021** with applications that were due no later than **Dec 4, 2021**. **Meeting will be held at the Clubhouse starting at 7PM.**

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

- | | |
|--------------------------|---|
| Bridge Players | Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303 |
| 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 |
| Men's Lunch Fridays | Friday's -Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (every Friday) |
| Bunco | Nov 23, 2021 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423 |
| Ladies Who Lunch | Dec 17, 2021 Retta Kelly 480-945-3303 |
| Arch Stds. Committee | Dec 14, 2021 7:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837 |
| HOA Board Meeting | Dec 21, 2021 Clubhouse, 3rd Tuesday of each month (not July & August) |
| Creative Crafters | Dec 7 2021 4-6pm Nancy Dallett 480-861-8776 Sue Kernen 602-619-3377 (off Aug-Sept) |



The Gay Side of Life: Thanksgiving One Liners

What do Thanksgiving and Halloween have in common? One has gobblers, the other goblins.

What did the mother turkey say to her disobedient children? If your father could see you now, he'd turn over in his gravy.

What did the turkey say to the computer? Google, google, google!

What is a pumpkin's favorite sport? Squash.

What kind of face does a pilgrim make when he's in pain? Pil-grimace.

What was the turkey suspected of? Fowl play.

What's the best way to stuff a turkey? Serve him lots of pizza and ice cream!



FUN FACTS – Trivia: THROWING THE BALL AROUND THE HORN



Ball players have a long tradition of throwing the ball around the horn after a strikeout – but why do they skip first base? When the Yankees would throw around the horn they would skip Lou Gehrig towards the end of his career as he started getting weak (ALS). The other teams started doing it to honor Lou and that is how and why it was started. Most people nowadays don't know that.

Bonus recipe for the holidays:

Steiner's Amish Newsletter posted this. It is very good and makes for a great holiday breakfast.



Baked Pumpkin French Toast:

5 1/2 - 7 1/2 cups; 1-inch **bread cubes** 7 large **eggs**
 2 cups **milk** 1 tsp **vanilla extract**
 1 1/2 tsp **pumpkin pie spice** 1/4 cup **Mrs. Miller's Pumpkin Butter** or substitute
 3-4 Tbsp **brown sugar** for topping optional: Nuts, like pecan or walnuts

1. Cut the bread into 1inch cubes and place in a 9x13 greased pan until pretty full.
2. In a large bowl, whisk together eggs, milk, vanilla, pumpkin butter and pie spice until well combined. Pour over bread and push down with a spoon or your hands until it's all soaked and mostly covered. Cover with saran wrap or lid and refrigerate overnight.
3. Preheat oven to 350 degrees F, uncover and top with brown sugar, additional pumpkin pie spice and nuts (optional). Bake for 35-45 minutes or golden brown and no longer wet.
4. Serve immediately with maple syrup or honey. Store leftovers in the refrigerator covered for up to a couple days.



Words of Wisdom

"We must be willing to let go of the life we planned, so as to have the life that is waiting for us."

-Janet Stein

-E.M. Forster

Inside some of us is a thin person struggling to get out, but they can usually be sedated with a few pieces of chocolate cake.





RECIPE OF THE MONTH - Fran Nicoletti

Recipe of the Month:

Bev Aldrich shared this in time for the holiday! Happy Thanksgiving.

Pumpkin Sheet Cake with Cream Cheese Frosting

Preheat oven to 350 degrees. Grease 10x15 banking pan

15 oz can **Pumpkin**

2 cups **sugar**

1 cup **vegetable oil**

4 **eggs**

2 teaspoons **baking soda**

3 teaspoons **cinnamon**

1 teaspoon **nutmeg**

½ teaspoon **salt**

1 teaspoon **ground cloves**

2 teaspoons **vanilla**

1 teaspoon **ginger**

2 c **flour**, 1 c **pecans**

Put all above ingredients in a mixer and beat until smooth.

Once mixed well, add 2 cups **flour**, beat until smooth.

Add 1 cup chopped **pecans**

Pour into greased pan and bake on middle rack.

Cool and refrigerate for several hours before frosting.

Cream Cheese Frosting:

Beat 2 sticks slightly softened butter, 1 lb **cream cheese**, 2 teaspoons **vanilla**, 2 -pounds **powered sugar**. Frost cooled cake and refrigerate.

"I'd say the first thing
you need is ... a pump-
kin."

—Cinderella



★HAPPY★
BIRTHDAY!

Sinadinos, James	12/1
Schweitzer, John P	12/2
Martin, Andrew T	12/2
Mudie, Patrice	12/5
de Gennaro, Genevieve	12/10
Kelly, Retta	12/13
Ray, Denise	12/14
Weiss, Allison	12/14
Kernen, Susan	12/14
LaDeaux, Christen Pearson	12/15
McCracken, Chuck	12/17
Barnes, Lori	12/17
Ferguson-Sinadinos, Gale	12/21
Johnson, Randall C.	12/24
Rogers, Lew	12/24
Young, Brenda L.	12/25
Miller, Richard	12/28

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: You measure my life
in hours and I serve you by ex-
piring. I'm quick when I'm thin
and slow when I'm fat. The
wind is my enemy.



Answer: A candle

SPECIAL BOARD of DIRECTORS MEETINGS – open to members/residents

The board of directors will be meeting each Monday until further notice
at the clubhouse from 5-6PM.



Communications Committee

Editor /Tom Kernen GKHOA_tom.kernen@yahoo.com

Publishing/Copy Editor /Sue Kernen skernen@cox.net 602-619-3377

Clubhouse Reservations /Chris Anderson 480-508-6270 chrisseyanderson213@gmail.com

GK Photographer /Betsy Spiegel B_spiegel@msn.com

Recipe of the Month /Fran Nicoletti msfran7441@hotmail.com

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

Scottsdale News /Bulk Pickup / Linda Ransley 602-410-4868 lindaransley@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

Real Estate /Pam Heckaman 602-481-2216 gkhoarealestate@gmail.com (Cecily DeRosa-Welcome Neighbors)





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 Dec 20, 2021
Reminder: 9 DAY RULE - Residents may place bulk/brush out for collection no sooner than 9 days prior to the Monday of scheduled collections week.
Please put bulk/brush pickup behind your wall, not your neighbors.
 Thank you— Linda Ramsley

Bunco Clubhouse

Nov. 23, 6pm
 Carolyn Cuneo
 please call or email:
 602-538-1423

cunecarolyn@yahoo.com
 No Bunco in December



POOL NEW REMINDER:



The heaters will be turned off on November 30th. The pool will be safe for swimming, but cold. Remember to sign the log-in sheet with your name, lot # or address, time in, and number of guests. Please cover the pool furniture to prevent staining of the vinyl straps from sun tan products, body oils, and perspiration.
 -Martha Spruell, Pool Chair

Bridge Players Retta Kelly

480-945-3303
 Monday's at 12:30PM



Fall Neighborhood Walkthrough:



The ASC would like to thank all who helped conduct our fall neighborhood walkthrough to identify concerns with landscape maintenance throughout the neighborhood. This was completed on Halloween weekend. Thirty findings were identified and notices delivered to the property owners on November 3. As with prior years, our biggest issue area continues to be alley maintenance, namely weeds in the alley and landscaping encroaching too far into the alley. We encourage all owners to be more attentive to their alleys in the future, please.

Also, many property owners still do not have their street address visible on their alley gate or wall. This is STRONGLY recommended by the City of Scottsdale. Without these addresses being visible in the alley the time and effort to perform the twice-a-year walkthroughs is greatly increased. PLEASE make sure your house address (4-digit house number) is on your alley gate or on the alley wall. If it is difficult for us to distinguish which house we are at it is also difficult for fire and rescue!

Creative Crafters:

Nancy Dallett 480-861-8776
 Nancy.dallett@asu.edu
 Sue Kernan 602-619-3377
 skernen@cox.net
 Dec 7, 2021 4-6pm
 RSVP please to Sue
 6301 E Pinchot



Ladies Who Lunch

Retta Kelly
 206-499-0249
 Dec 17, noon
 The Gladly
 Phoenix



Community Garage sale January, 2022: If interested in participating please call or email Nancy Dallett:
 Nancy.dallettasu.edu or 480-861-8776



Golden Keys' Social Committee

We will not have a Christmas gathering this year because of Covid concerns, but will instead look forward to having a Valentine's party if it feels safe at that time.



Dec 1st, 2021 we will be decorating the clubhouse at 10AM. If you would like to help, please join us. Everyone is welcome!

Men's Lunch
 for more information contact:
 Bob Will 480-946-4889
 Rides available
 Every Friday

Hope to see you there!



Draft -Minutes of the Regular Board of Directors meeting
Golden Keys HOA
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
November 16, 2021 – 7:00 PM

Directors present: Barry Downs, Pam Heckaman, Chris Anderson, Tom Kernen, Debbie Dillon, and Martha Spruell

Directors absent: Jenny Scrivner

In addition, one member was in attendance.

1. **Confirm Agenda:** The Board accepted the agenda with no modifications.
2. **Call to Order:** Vice President, Barry Downs called the meeting to order at 7:00 PM.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - **Motion** to approve October 19, 2021, Board Meeting Minutes. Motion seconded and approved, six yes and one absent.
 - **Motion** to approve October 2021, Financial Report. Motion seconded and approved, six yes and one absent
 - **Motion** to approve October 18 and 25, November 1 and 8 **Special Board Meeting Minutes**. Motion seconded and approved, six yes and one absent.
4. **Special Projects:** The board review of proposed HOA CC&R's (dated August 9, 2021) and By-Laws (dated April 14, 2021) – Verbal update provided by Barry Downs.
5. **Standing Committee Reports**
 - a. **Architecture** - Written report presented by Martha Spruell
 - b. **Clubhouse** - Written report presented by Chris Anderson
 - c. **Community Liaison** - Written report presented by Chris Anderson
 - d. **Communications** - Written report presented by Tom Kernen
 - e. **Finance** - Written report presented by Tom Kernen
 - 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. Homeowner's request for the HOA to ask SRP to turn off the alley light behind her home. HOA inquiry pending on cost of removal/repairs of lights. Clarification on costs with SRP needed. No action taken.
 - b. Email ID of directors and certain committee chairs - Jenny Scrivner. Taken under consideration. No action taken.
7. **New Business**
 - a. **Motion by Tom Kernen: Approve** the use of Zelle as an online payments option for member assessments and members would be responsible for any paying any fees charged by Zelle to the HOA.
 - Motion seconded and approved, six yes and one absent
 - a. **Motion by Tom Kernen: Confirm** February 1, 2022, at 5:30 PM for the 2022-23 fiscal year budget meeting - to be held at the clubhouse.
 - Motion seconded and approved, six yes and one absent
 - c. **Motion by Tom Kernen: Confirm** Sunday, March 20, 2022, at 3:00 PM as the date of the 2022 annual membership meeting.

- Motion seconded and approved, six yes and one absent
- d. Summary of key dates leading up to annual meeting and election: Tom Kemen. Information only.
 - December 20, 2021: President to appoint Nominating Committee – re: Agenda item 8, below.
 - January 15, 2022: List of Nominees for four (4) Board of Director positions delivered to Board President.
 - January 18, 2022: “Meet the Candidates” presented at monthly Board Meeting.
 - January 10 – February 18, 2022: Annual Meeting announcement mailed/delivered to members; election. Mail-In election ballots may be included with announcement distribution.
 - February 28, 2022: Last day for member nominations of Board of Director Candidates.
 - March 18, 2022, 5:00 PM: Deadline for receipt of mail-in ballots.
 - March 20, 2022, 3:00 PM: Annual Membership Meeting at clubhouse; in-person voting available from 2:30 – 3:00 PM.
- e. Vice President Barry Downs acting on behalf of Board President to **appoint and announce** the Nominating committee for the four board positions up for re-election at the annual membership meeting: Chair: Nancy Dallett, Member: Retta Kelly and Member: Betsy Spiegel.

2. Open Forum

3. Executive Session: N/A

4. Adjourn

- a. Adjourned meeting at 7:52 PM

Respectfully submitted by Debbie Dillon, Secretary

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 10/31/2021
Submitted to Board of Directors

CASH ASSETS

Checking	\$	77,161.74	
Savings	\$	44,793.36	
Vanguard	\$	179,167.52	
Vanguard - Settlement Cash Account	\$	18,167.52	
<u>Surplus Savings</u>			
VG CD - Safra 0.05% 02/17/2022	\$	40,000.00	
<u>Reserve Spending</u>			
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 0.20% 03/15/23	\$	31,000.00	

Total Cash Assets \$ 301,122.62

INCOME & EXPENSE	10/01/2021 -	05/1/2021 -	2021-22
	10/31/2021	10/31/2021	Budget

INCOME

H/O Assessments	\$	350.00	\$	128,100.00	\$	128,800.00
H/O Pre-paid Assessments	\$	700.00	\$	700.00		
Late Fees	\$	-	\$	70.00		
Uncategorized Income	\$	-	\$	-		
Interest-Savings Acct	\$	0.38	\$	1.96	\$	1.50
Interest-CD	\$	-	\$	0.20		
Vanguard Dividend Income	\$	32.39	\$	40.02	\$	200.00
Transfer Fee - purchasing home	\$	800.00	\$	4,400.00	\$	4,400.00
Uncategorized Income	\$	-	\$	-	\$	-
Total Income	\$	1,882.77	\$	133,312.18	\$	133,401.50

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	-	\$	3,449.13	\$	17,603.00
CLUBHOUSE---Expenses	\$	374.60	\$	2,556.23	\$	9,750.00
LANDSCAPING---Expenses	\$	3,809.00	\$	27,169.54	\$	46,070.00
POOL UPKEEP---Expenses	\$	725.00	\$	8,779.40	\$	14,950.00
REAL ESTATE---Expenses	\$	-	\$	-	\$	50.00
UTILITIES---common areas	\$	2,497.86	\$	15,172.03	\$	27,299.20
Total Operating Expenses	\$	7,406.46	\$	57,126.33	\$	115,722.20

NET FY 2020-2021 OPERATING BALANCE \$ (5,523.69) \$ 76,185.85 \$ 17,679.30

TOTAL RESERVE EXPENDITURES \$ 325.00 \$ 2,766.53

KEY LINES

November 2021

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



Inside this issue:

Things to do	2
ASC Reminders & Events, Safety Tips, Date Reminder	3
Jokes, Trivia, Recipe, WOW	4
Recipe, Birthdays, Humor, Committees	5
Bulletin Board News	6



Next Board Meeting
Dec 21, 2021
Clubhouse
7pm



In Remembrance

*Kent Kittell
Catalina*



**Happy
Thanksgiving!**

Nov . 25, 2021

MANY HANDS

"The best way to find yourself is to lose yourself in the service of others."

Mahatma Gandhi

Our next annual membership meeting is set for March 20, 2022 – seems so far away but this meeting is an important opportunity for our members. Four positions on your 7-member board of directors will be up for election. The current board members whose terms expire in March include: Barry Downs, Pam Heckaman, Martha Spruell, and Tom Kernen.

This election is for a 3-year term. Some of the current directors may agree to be considered for reelection, and others may feel they have completed their service and are ready to step aside.

There are many reasons to serve your community by holding a position on the board. I won't candy-coat the commitment – it is hard work to be sure, but it is rewarding to know that you are making a positive difference for your neighbors.

President Jenny Scrivner has appointed a nominating committee chaired by Nancy Dallett. Nancy is joined by Retta Kelly and Betsy Spiegel. Together, these individuals will recruit members of the HOA to join the slate of candidates. You are welcome to contact them directly if you are interested.

To serve as a director, you must have been a resident of Golden Keys for the minimum of 1 year. If you want to learn more about serving on an HOA board and how they operate, here are some great resources:

The City of Scottsdale Neighborhood College puts on a series of classes in the fall and spring. The great news is that most of the classes are available on the college website and can be streamed on demand – go to: <https://www.scottsdaleaz.gov/citizen-service/college>

Mulcahy Law Firm (Beth Mulcahy) has been active in Arizona HOA law for 25 years. Her firm puts on seminars and offers "Cheat Sheets" which are outstanding sources of information on specific topics. Beth also offers videos of many of her firm's training sessions on demand – go to: <https://www.mulcahylawfirm.com/>

Many hands make light work, and your helping hand is most welcome.



- Linda Ransley

SPARKLE & SHINE IN OLD TOWN SCOTTSDALE.

Join in the merriment and cheer we celebrate the season with our 6th annual Scottsdazzle holiday extravaganza! There is something for everyone – this month-long celebration, delights residents and visitors alike with festivals, concerts, unique events, stunning decor, dining, shopping, drinks and more. NOV 27-DEC 31 WITH THE SCOTTSDAZZLE STROLL ON ONLY Sat, Dec 4, 11, 18. Event Time 6:00 PM - 9:00 PM where you stroll along the canal banks surrounded by the sounds of the season! Live music anchors this sprawling celebration filled with public art installations, holiday décor and a brand new 40-foot Scottsdazzle tree that lights up the night with dazzling holiday spirit. Warm up with hot cocoa, coffee, and sweet seasonal treats from local food vendors, then wander through Old Town Scottsdale's own winter wonderland!

BOTANICAL GARDENS: LAS NOCHES DE LAS LUMINARIAS DATE: Dec. 1 – 23 & 26 – 31, 2018. TIME: 5:30 pm – 9:30 pm. Be a part of this Southwestern holiday tradition. This year will be more vibrant in sound and light than ever, as Electric Desert | A Light and Sound Experience. Each evening will feature more than 8,000 hand-lit luminaria bags, thousands of white twinkle lights and the pulse of Electric Desert. At almost every turn, be greeted by the sights and sounds of nine entertainment ensembles and engaging experiences.

DEC 3-24. **The Magical Christmas Journey™** to the North Pole begins at the Verde Canyon Railroad depot in Clarkdale. The spirit of Christmas is aglow and visible from afar, beckoning all to experience the dream. Seasonal treats and libation may be purchased and enjoyed while perusing the depot grounds rich with festive lighting and holiday décor. Luminarias light the Southwestern-style depot roofline and giant ornaments adorn the outdoor pergolas dripping with icicle lights. Santa's elves entertain and tell the tale of the beautiful Princess Noel and Flurry the Christmas Eagle while songs of the season fill the air.

ZOOLIGHTS NOV 24-JAN 15 Experience millions of twinkling lights, dazzling animal sculptures and two Music-in-Motion Light Shows on our main lake.

In celebration of the 30th anniversary of ZooLights is a brand new display of illuminated paintings showing various endangered species. The Phoenix Zoo has partnered with artist, Russell Ronat, to present this special collection of beautiful, large mixed media paintings of endangered animals (known as Project Holocene) found throughout the ZooLights path.

Ronat's work is not only stunning, but it helps raise awareness on the importance of wildlife conservation. The goal of Project Holocene is to show both the beauty and fragility of many species that are currently under threat of extinction. The 13 illuminated pieces for ZooLights include an elephant, hawksbill sea turtle, Amur leopard, Bornean orangutan, wolf, Bali mynah, among others.

If you do not desire walking with crowds, **The Zoo has CRUISE THROUGH** (Driving) on Nov 29 & 30 as well as Dec 6&7

Mccormick Stillman Railroad Holiday Lights November 26, 2021 – January 2, 2022 (Rules have changed: you must pre-purchase tickets and they are for specific ride times now) 6 – 9:30 p.m. experience a winter wonderland of holiday lights and displays. No trip to the park is complete without a spin on the historic Charros Carousel or a cup of hot cocoa from Hartley's General Store. Santa will also be at the park nightly through December 23 to visit and take photos with.

Did you know we have WORLD'S LARGEST ANIMATED DRIVE-THROUGH LIGHT SHOW?! A place where bright ideas are born and imaginations run wild. Where light and sound collide to spark innovation and ignite the human spirit. **THE ULTIMATE HOLIDAY ROAD TRIP** Pack the car and buckle up for the ride of your life. Crank up the volume on your car stereo and get down to your favorite music synced to millions of lights. Each of our uniquely themed drive-through shows is a one mile journey filled with hundreds of sparkling, animated light installations that will elevate your holiday tradition to a whole new level!

2 locations: **CANDY RUSH AT GLENDALE, AZ.** DESERT DIAMOND CASINO 9431 W. NORTHERN AVE. GLENDALE, AZ 85305 DATES: 11.12.21 - 1.2.22 HOURS: 6PM - 10PM Candy Rush, the world's largest animated drive-through light show, highlighting larger-than-life Christmas characters and confections. This mile-long journey features millions of colorful lights and enchanting holiday music— a must see treat for the entire family.

Safety, Reminders & Community Tips of the Month: FIRE SAFETY and the HOLIDAYS



If you are decorating inside or outside your home for the holidays, please exercise good judgement. I hope this is not a news flash to anyone in Golden Keys, but we are not as nimble and spry as we were 20, 30, 40 years ago. Climbing ladders, standing on furniture, and over-reaching are just plain bad decisions for most of us. Despite beauty and tradition, no decorations that are worth a hip replacement. Ask your family for help, or call a handyman/women to do the work for you.

You should also be careful not to have extra electric cords, garland, and other decorations sticking out that cause a trip and fall danger. None of us are invincible! Use common sense and step back and look at your work – do you consider your decorations safe for your best friend?

LOOKING AHEAD – Important Dates

- January 2022: Look for more details on our first HOA social since pre-COVID
 February 1, 2022: Special Board meeting for 2022-23 budget planning
 At the clubhouse – 5:30 PM
 March 20, 2022: Annual Membership Meeting – election of 4 board positions
 At the clubhouse; 3:00 PM



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 meeting in-person the 2nd Tuesday of every month at 7 pm until further notice, when there are items on the agenda. The next ASC meeting is **Dec. 14, 2021** with applications that were due no later than **Dec 4, 2021**. **Meeting will be held at the Clubhouse starting at 7PM.**

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

- | | |
|--------------------------|---|
| Bridge Players | Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303 |
| 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 |
| Men's Lunch Fridays | Friday's -Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (every Friday) |
| Bunco | Nov 23, 2021 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423 |
| Ladies Who Lunch | Dec 17, 2021 Retta Kelly 480-945-3303 |
| Arch Stds. Committee | Dec 14, 2021 7:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837 |
| HOA Board Meeting | Dec 21, 2021 Clubhouse, 3rd Tuesday of each month (not July & August) |
| Creative Crafters | Dec 7 2021 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377 (off Aug-Sept) |

Events

The Gay Side of Life: Thanksgiving One Liners

- What do Thanksgiving and Halloween have in common? One has gobblers, the other goblins.
- What did the mother turkey say to her disobedient children? If your father could see you now, he'd turn over in his gravy.
- What did the turkey say to the computer? Google, google, google!
- What is a pumpkin's favorite sport? Squash.
- What kind of face does a pilgrim make when he's in pain? Pil-grimace.
- What was the turkey suspected of? Fowl play.
- What's the best way to stuff a turkey? Serve him lots of pizza and ice cream!



FUN FACTS – Trivia: THROWING THE BALL AROUND THE HORN

Ball players have a long tradition of throwing the ball around the horn after a strikeout – but why do they skip first base? When the Yankees would throw around the horn they would skip Lou Gehrig towards the end of his career as he started getting weak (ALS). The other teams started doing it to honor Lou and that is how and why it was started. Most people nowadays don't know that.

Bonus recipe for the holidays:

Steiner's Amish Newsletter posted this. It is very good and makes for a great holiday breakfast.



Baked Pumpkin French Toast:

5 1/2 - 7 1/2 cups; 1-inch **bread cubes** 7 large **eggs**
 2 cups **milk** 1 tsp **vanilla extract**
 1 1/2 tsp **pumpkin pie spice** 1/4 cup **Mrs. Miller's Pumpkin Butter** or substitute
 3-4 Tbsp **brown sugar** for topping optional: Nuts, like pecan or walnuts

1. Cut the bread into 1 inch cubes and place in a 9x13 greased pan until pretty full.
2. In a large bowl, whisk together eggs, milk, vanilla, pumpkin butter and pie spice until well combined. Pour over bread and push down with a spoon or your hands until it's all soaked and mostly covered. Cover with saran wrap or lid and refrigerate overnight.
3. Preheat oven to 350 degrees F, uncover and top with brown sugar, additional pumpkin pie spice and nuts (optional). Bake for 35-45 minutes or golden brown and no longer wet.
4. Serve immediately with maple syrup or honey. Store leftovers in the refrigerator covered for up to a couple days.



Words of Wisdom

"We must be willing to let go of the life we planned, so as to have the life that is waiting for us."

-Janet Stein

-E.M. Forster

Inside some of us is a thin person struggling to get out, but they can usually be sedated with a few pieces of chocolate cake.





RECIPE OF THE MONTH - Fran Nicoletti

Recipe of the Month:

Bev Aldrich shared this in time for the holiday! Happy Thanksgiving.

Pumpkin Sheet Cake with Cream Cheese Frosting

Preheat oven to 350 degrees. Grease 10x15 banking pan

15 oz can Pumpkin

2 cups sugar

1 cup vegetable oil

4 eggs

2 teaspoons baking soda

3 teaspoons cinnamon

1 teaspoon nutmeg

½ teaspoon salt

1 teaspoon ground cloves

2 teaspoons vanilla

1 teaspoon ginger

2 c flour, 1 c pecans

Put all above ingredients in a mixer and beat until smooth.

Once mixed well, add 2 cups flour, beat until smooth.

Add 1 cup chopped pecans

Pour into greased pan and bake on middle rack.

Cool and refrigerate for several hours before frosting.

Cream Cheese Frosting:

Beat 2 sticks slightly softened butter, 1 lb cream cheese, 2 teaspoons vanilla, 2 -pounds powdered sugar. Frost cooled cake and refrigerate.

"I'd say the first thing
you need is ... a pump-
kin."

—Cinderella



★HAPPY★
BIRTHDAY!

Sinadinos, James	12/1
Schweitzer, John P	12/2
Martin, Andrew T	12/2
Mudie, Patrice	12/5
de Gennaro, Genevieve	12/10
Kelly, Retta	12/13
Ray, Denise	12/14
Weiss, Allison	12/14
Kernen, Susan	12/14
LaDeaux, Christen Pearson	12/15
McCracken, Chuck	12/17
Barnes, Lori	12/17
Ferguson-Sinadinos, Gale	12/21
Johnson, Randall C.	12/24
Rogers, Lew	12/24
Young, Brenda L.	12/25
Miller, Richard	12/28

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



SPECIAL BOARD of DIRECTORS MEETINGS – open to members/residents

The board of directors will be meeting each Monday until further notice at the clubhouse from 5-6PM.



Communications Committee

Editor /Tom Kernen GKHOA_tom.kernen@yahoo.com

Publishing/Copy Editor /Sue Kernen skernen@cox.net 602-619-3377

Clubhouse Reservations /Chris Anderson 480-508-6270 chrissyanderson213@gmail.com

GK Photographer /Betsy Spiegel B_spiegel@msn.com

Recipe of the Month /Fran Nicoletti msfran7441@hotmail.com

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

Scottsdale News /Bulk Pickup / Linda Ransley 602-410-4868 lindaransley@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

Real Estate /Pam Heckaman 602-481-2216 gkhoarealestate@gmail.com (Cecily DeRosa-Welcome Neighbors)

Riddle: You measure my life
in hours and I serve you by ex-
piring. I'm quick when I'm thin
and slow when I'm fat. The
wind is my enemy.



Answer: A candle





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 **Dec 20, 2021**
Reminder: 9 DAY RULE - Residents may place bulk/brush out for collection no sooner than 9 days prior to the Monday of scheduled collections week.

Please put bulk/brush pickup behind your wall, not your neighbors.

Thank you— Linda Ramsley

Bunco Clubhouse

Nov. 23, 6pm

Carolyn Cuneo

please call or email:

602-538-1423

cunecarolyn@yahoo.com

No Bunco in December



POOL NEW REMINDER:

The heaters will be turned off on November 30th. The pool will be safe for swimming, but cold. Remember to sign the log-in sheet with your name, lot # or address, time in, and number of guests. Please cover the pool furniture to prevent staining of the vinyl straps from sun tan products, body oils, and perspiration.

-Martha Spruell, Pool Chair

Bridge Players

Retta Kelly

480-945-3303

Monday's at 12:30PM



Fall Neighborhood Walkthrough:

The ASC would like to thank all who helped conduct our fall neighborhood walkthrough to identify concerns with landscape maintenance throughout the neighborhood. This was completed on Halloween weekend. Thirty findings were identified and notices delivered to the property owners on November 3. As with prior years, our biggest issue area continues to be alley maintenance, namely weeds in the alley and landscaping encroaching too far into the alley. We encourage all owners to be more attentive to their alleys in the future, please.

Also, many property owners still do not have their street address visible on their alley gate or wall. This is **STRONGLY** recommended by the City of Scottsdale. Without these addresses being visible in the alley the time and effort to perform the twice-a-year walkthroughs is greatly increased. **PLEASE** make sure your house address (4-digit house number) is on your alley gate or on the alley wall. If it is difficult for us to distinguish which house we are at it is also difficult for fire and rescue!



Creative Crafters:

Nancy Dallett 480-861-8776

Nancy.dallett@asu.edu

Sue Kern 602-619-3377

skernen@cox.net

Dec 7, 2021 4-6pm

RSVP please to Sue

6301 E Pinchot



Ladies Who Lunch

Retta Kelly

206-499-0249

Dec 17, noon

The Gladly

Phoenix

Community Garage sale January, 2022: If interested in participating please call or email Nancy Dallett:

Nancy.dallettasu.edu or 480-861-8776



Golden Keys' Social Committee

We will not have a Christmas gathering this year because of Covid concerns, but will instead look forward to having a Valentine's party if it feels safe at that time.

Dec 1st, 2021 we will be decorating the clubhouse at 10AM. If you would like to help, please join us. Everyone is welcome!



Men's Lunch

for more information contact:

Bob Will 480-946-4889

Rides available

Every Friday

Hope to see you there!

Draft -Minutes of the Regular Board of Directors meeting
Golden Keys HOA
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
November 16, 2021 – 7:00 PM

Directors present: Barry Downs, Pam Heckaman, Chris Anderson, Tom Kernen, Debbie Dillon, and Martha Spruell

Directors absent: Jenny Scrivner

In addition, one member was in attendance.

1. **Confirm Agenda:** The Board accepted the agenda with no modifications.
2. **Call to Order:** Vice President, Barry Downs called the meeting to order at 7:00 PM.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - o **Motion** to approve October 19, 2021, Board Meeting Minutes. Motion seconded and approved, six yes and one absent.
 - o **Motion** to approve October 2021, Financial Report. Motion seconded and approved, six yes and one absent
 - o **Motion** to approve October 18 and 25, November 1 and 8 **Special Board Meeting Minutes**. Motion seconded and approved, six yes and one absent.
4. **Special Projects:** The board review of proposed HOA CC&R's (dated August 9, 2021) and By-Laws (dated April 14, 2021) – Verbal update provided by Barry Downs.
5. **Standing Committee Reports**
 - a. **Architecture** - Written report presented by Martha Spruell
 - b. **Clubhouse** - Written report presented by Chris Anderson
 - c. **Community Liaison** - Written report presented by Chris Anderson
 - d. **Communications** - Written report presented by Tom Kernen
 - e. **Finance** - Written report presented by Tom Kernen
 - 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. Homeowner's request for the HOA to ask SRP to turn off the alley light behind her home. HOA inquiry pending on cost of removal/repairs of lights. Clarification on costs with SRP needed. No action taken.
 - b. Email ID of directors and certain committee chairs - Jenny Scrivner. Taken under consideration. No action taken.
7. **New Business**
 - a. **Motion by Tom Kernen: Approve** the use of Zelle as an online payments option for member assessments and members would be responsible for any paying any fees charged by Zelle to the HOA.
 - Motion seconded and approved, six yes and one absent
 - a. **Motion by Tom Kernen: Confirm** February 1, 2022, at 5:30 PM for the 2022-23 fiscal year budget meeting - to be held at the clubhouse.
 - Motion seconded and approved, six yes and one absent
 - c. **Motion by Tom Kernen: Confirm** Sunday, March 20, 2022, at 3:00 PM as the date of the 2022 annual membership meeting.

- Motion seconded and approved, six yes and one absent
- d. Summary of key dates leading up to annual meeting and election: Tom Kernen. Information only.
 - December 20, 2021: President to appoint Nominating Committee – re: Agenda item 8, below.
 - January 15, 2022: List of Nominees for four (4) Board of Director positions delivered to Board President.
 - January 18, 2022: “Meet the Candidates” presented at monthly Board Meeting.
 - January 10 – February 18, 2022: Annual Meeting announcement mailed/delivered to members; election. Mail-In election ballots may be included with announcement distribution.
 - February 28, 2022: Last day for member nominations of Board of Director Candidates.
 - March 18, 2022, 5:00 PM: Deadline for receipt of mail-in ballots.
 - March 20, 2022, 3:00 PM: Annual Membership Meeting at clubhouse; in-person voting available from 2:30 – 3:00 PM.
- e. Vice President Barry Downs acting on behalf of Board President to **appoint and announce** the Nominating committee for the four board positions up for re-election at the annual membership meeting: Chair: Nancy Dallett, Member: Retta Kelly and Member: Betsy Spiegel.

2. Open Forum

3. Executive Session: N/A

4. Adjourn

- a. Adjourned meeting at 7:52 PM

Respectfully submitted by Debbie Dillon, Secretary

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 10/31/2021
Submitted to Board of Directors

CASH ASSETS

Checking	\$	77,161.74	
Savings	\$	44,793.36	
Vanguard	\$	179,167.52	
Vanguard - Settlement Cash Account	\$		18,167.52
<u>Surplus Savings</u>			
VG CD - Safra 0.05% 02/17/2022	\$		40,000.00
<u>Reserve Spending</u>			
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 0.20% 03/15/23	\$		31,000.00

Total Cash Assets \$ 301,122.62

INCOME & EXPENSE

	10/01/2021 - 10/31/2021	05/1/2021 - 10/31/2021	2021-22 Budget
INCOME			
H/O Assessments	\$ 350.00	\$ 128,100.00	\$ 128,800.00
H/O Pre-paid Assessments	\$ 700.00	\$ 700.00	
Late Fees	\$ -	\$ 70.00	
Uncategorized Income	\$ -	\$ -	
Interest-Savings Acct	\$ 0.38	\$ 1.96	\$ 1.50
Interest-CD	\$ -	\$ 0.20	
Vanguard Dividend Income	\$ 32.39	\$ 40.02	\$ 200.00
Transfer Fee - purchasing home	\$ 800.00	\$ 4,400.00	\$ 4,400.00
Uncategorized Income	\$ -	\$ -	\$ -
Total Income	<u><u>\$ 1,882.77</u></u>	<u><u>\$ 133,312.18</u></u>	<u><u>\$ 133,401.50</u></u>

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$ -	\$ 3,449.13	\$ 17,603.00
CLUBHOUSE---Expenses	\$ 374.60	\$ 2,556.23	\$ 9,750.00
LANDSCAPING---Expenses	\$ 3,809.00	\$ 27,169.54	\$ 46,070.00
POOL UPKEEP---Expenses	\$ 725.00	\$ 8,779.40	\$ 14,950.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 50.00
UTILITIES---common areas	\$ 2,497.86	\$ 15,172.03	\$ 27,299.20
Total Operating Expenses	<u><u>\$ 7,406.46</u></u>	<u><u>\$ 57,126.33</u></u>	<u><u>\$ 115,722.20</u></u>

NET FY 2020-2021 OPERATING BALANCE \$ (5,523.69) \$ 76,185.85 \$ 17,679.30

TOTAL RESERVE EXPENDITURES \$ 325.00 \$ 2,766.53

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

GKHOA Board report: Architectural Standards Committee (ASC) – November 2021

Applications for changes to the following residences:

- 6314 E Avalon Dr. – Approved unanimously

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

- 6285 E Pinchot Ave. – Repaint (Base-Cloud White; Trim-Maritime White)

Other Topics:

- Neighborhood Assessments:
 - Fall 2021 Landscape Walkthrough (10/29-31) – properties with findings – 30 (alley–23; street–7)
 - Weed related findings: 18
 - Other landscape related findings: 14
 - Spring 2021 Walkthrough – properties with findings – 40 – As of 11/2/21 - 6 (work underway)
 - Fall 2020 Landscaping: Findings: 20 - As of 11/2/21 – 1 (work underway)
 - Spring 2020 Assessment: Findings: 45 – As of 11/2/21- 1 (work underway)
- Policies and Practices: topics for discussion
 - Proposal submitted by Nancy Strickland - Deny a homeowner's request to paint their home the same color as the home adjacent to them even if that color is on the approved palette. No action.
 - Several proposals were made during discussion of version 2.0 of the Policies and Practices document at the October 2020 board meeting and during the meetings regarding the new governing documents. The committee will coordinate these topics 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 – 2020 Gov. docs meeting
- Discussion regarding location of next meeting
- Applications are due **December 4, 2021**, for the agenda of the **December 14, 2021**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Fwd: November Clubhouse and Liaison report

From: JChristine Anderson (chrissyanderson213@gmail.com)

Cc: chrissyanderson213@gmail.com

Bcc: gkhoa_tom.kernen@yahoo.com

Date: Tuesday, November 16, 2021, 12:25 PM MST

bbc'd to the Board

Golden Keys Homeowners' Association

November 2021

Club House Committee Report

As of November 16 there are no individual homeowner requested reservations on the calendar.

No evidence of mice in the building so far.

Fireman Equipment Company came and performed their yearly inspection of the two fire extinguishers.

Clubhouse subcommittee draft inquiry to members is ready for the committee to review and I'll schedule a meeting in the near future.

Pool and or clubhouse users continue to put garbage in the recycling container. I have put a note on the container. We have two garbage cans outside the clubhouse for garbage.

At the special board meeting on Monday, November 16 the board noticed there may be additional electrical issues with the carriage lights at the 62nd Place entrance. I'll work with Barry on that issue.

Community Liaison Report

Regarding the alley lights on the north west side of Avalon. History:

SRP installed 20 alley lights (10 each on the north and south alleys) in 2002 at the request of the HOA. The HOA pays a monthly fee for the electricity. The arrangement is due to expire in September 2022.

The alley lights are not all the same. Some are on electric poles and some are on individual light poles. The fixtures and length of the arms are not the same. The lowest lumen for an alley light is 4000. The lumen at A208163 is 5900. There are costs associated with any changes made to any of the lights other than replacing a burned out bulb at the same lumen. Because the fixtures are different - this affects the kind of bulb that may go in the fixture.

I have attempted here to show our options. Most of the text below is copied verbatim from the *many* *many* emails exchanged with the SRP personnel.

Do Nothing:

Once the 10 years has expired the monthly cost reduces to power only, approximately \$10 per light. Also, the customer is responsible for all and any maintenance once the 10 years has expired.

Do nothing now:

After 10 years ownership the lights transfer to the HOA. After the contract is over there is no charge to remove the lights. Currently the lights are grandfathered in on the existing contract.

Remove selected light/lights:

If you decide to remove the 10 lights from A208154 – A208163 you would have to pay for the remaining year left in the contract. The monthly bill for the 10 lights comes out to be \$159.33, which is \$15.93 per light. The cost to you to finish the contract will be \$1,908, after that there wouldn't be any fee to remove the lights, if you decide to go that route.

If you decide to remove the lights before the contract is over then the cost will be \$3,310.29 to get the 10 Dusk to Dawn lights removed.

Remove just one light for \$331.02 and pay the remaining monthly contract price for the light of \$15.93 a month.

Make updates/changes to a light(s):

Currently the lights are grandfathered in along with their monthly fee. To update the lights a new contract will have to be created. The contract will be for 10 years and the monthly fee (approximately \$50/mo.) will increase as well.

1. To update the bulb to a different wattage the fixture would need to be updated as part of the new contract (per our lighting department)
2. SRP does not offer the existing light fixtures on wood poles anymore. New free standing lights will have to be installed (please see below the cost breakdown per light)
3. Additionally: If no additional primary or transformer will need to be installed the price breakdown per light is as follows for "A" lights.

\$1000 install

\$160 connection

\$3 per foot for wire (estimating 200')

Total = \$1760 per light

The estimated first year cost would be \$2360 and \$600 per year after that. Once the 10 years has expired the monthly cost reduces to power only, approximately \$10 per light. Also, the customer is responsible for all and any maintenance once the 10 years has expired.

Other costs you will need to consider and what you are responsible to provide:

- All trench and conduit (36" depth top of conduit, 2.5" conduit, 48" if in right-of-way)
- J-boxes
- Cement pedestals if in a retention area (usually parks)

Other lights:

I'm not sure but I think this information refers to the small alley lights dotted throughout the complex.

For "C" lights, you are responsible for all and any maintenance since they are your lights. Price breakdown per light is as follows:

\$160 connection

\$3 per foot for wire (estimateing 200')

Total = \$760 per light

The monthly service fee is approximately \$10-12/ month per light and does not require years has expired.

Total = \$760 per light

Communications Committee Report – prepared by Tom Kernen

November 16, 2021

1. Production of the Key Lines and curation of the web site continue as planned.
2. Worked with Charlotte Coombs who is holding a Zoom meeting of the Social Committee to consider planning a social event for the HOA around the first of the new year.

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

November 16, 2021

- 1) Bank accounts are balanced for October 2021
 - a) Monthly reports distributed to all Directors for review.
 - b) All invoices received through November 14 are paid in full.
- 2) A motion will be presented to the Board at the November 16 2021 meeting to authorize the use of the Zelle payment system for members to pay annual assessments.
 - a) Zelle is owned by Early Warning Systems. Early Warning Systems itself is owned by Bank of America, BB&T, Capital One, Navy Federal Credit Union, JPMorgan Chase, PNC Bank, Ally, US Bank, and Wells Fargo.
 - b) Following is a link to a summary of the Zelle Payment Processing application published by Experian: <https://www.experian.com/blogs/ask-experian/heres-what-you-need-to-know-about-zelle-the-mobile-payment-app-that-rivals-venmo/>
 - c) Please refer to this link for a rather daunting list of participating banks: <https://www.zellepay.com/get-started>

Fwd: Nov. 16, 2021 Landscape Committee Report

From: Barry Downs (bdowns@cox.net)

To: gkhoa.jenny.scrivner@gmail.com; gkhoa_tom.kernen@yahoo.com; thepurpletouch@yahoo.com; marthaspruell9@outlook.com; gkhoa realestate@gmail.com; chrissyanderson213@gmail.com

Date: Monday, November 15, 2021, 12:43 PM MST

Begin forwarded message:

From: Barry Downs <bdowns@cox.net>
Subject: Nov. 16, 2021 Landscape Committee Report
Date: November 15, 2021 at 12:41:34 PM MST
To: Barry Downs <bdowns@cox.net>

November 16, 2021 Landscape Committee Report

Presented by Barry Downs, Chair

Landscape – AZ Metroscapes:

- Winter grass on all of the islands is maturing nicely. Once winter grass is fully mature, watering on the islands can be reduced.
- Oleanders on all of the islands have been trimmed to a height of 3 – 4 feet. This should improve the visibility for drivers.
- Oleanders around the pool area are being trimmed. This project should be completed by Nov. 18.

Pool Report for November 15, 2021 GKHOA Board Meeting

184 visits to the pool were recorded in October. There was a problem with an algae bloom that our pool maintenance person treated. He used an algicide that "eats up" chlorine. He had to use more chlorine because of the algicide. He repeated the process later in the week which cleared the algae bloom.

The heaters are going to be turned off on November 30. The pool is safe for swimming, but will be cold.

Now for the usual reminders... sign the log-in sheet with name, lot# or address, time in, and number of guests. Please cover the pool furniture to prevent staining of the vinyl straps from suntan products, body oils, and perspiration.

Martha Spruell

Pool Chair

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF NOVEMBER 16, 2021

October 20 - November 16 closings:

There were two (2) closings for the past month.

6218 E Catalina - Bennett Means

6325 E Catalina - Lynwood and Michelle Carey

There is one (1) home currently in escrow:

6274 E Pinchot - closing is scheduled for 11/28

There are currently no homes listed for sale that are not in escrow.

Leased Properties:

There are currently five (5) leased properties.

Respectfully Submitted By:

Pam Heckaman