

KEY LINES

December 2021

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Next Board Meeting
Jan 18, 2021
Clubhouse
7pm



In Remembrance
Those we have lost

**Happy
New
Year**

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



IT'S "GO TIME" !!!

There are 4 positions on your Board of Directors that are up for election next year. The Nominating Committee has been working hard for the past few weeks to identify candidates to fill the vacancies. Pam Heckaman and Tom Kernan have agreed to accept renomination and will be on the 2022 ballot. We all appreciate the years of service given to Golden Keys by Barry Downs and Martha Spruell, but they will not seek re-election.

The Nominating Committee has identified one member who has generously volunteered to stand for election. Unfortunately, that is not enough. **We need more candidates to fill out the slate!!** Our volunteer board operates well with 7 members, and the dedication of those who serve has benefited all of us. Our members enjoy a beautiful and harmonious community with some of the lowest HOA dues in the state.

We are at a critical time when we need additional members to come forward to be considered as candidates for the board. The basic eligibility requirement to be a board member is that you must be a homeowner in Golden Keys for at least 1 year.

Successful directors appreciate the need in our community and want to help. There is much satisfaction knowing that you have contributed to making Golden Keys a better community.

Our Board President, Jenny Scrivner, would like to hear from anyone willing to serve on the board or has questions and wants to learn more.

Jenny can be contacted at:
602-920-0837 or gkhoa.jenny.scrivner@gmail.com .



In case you missed it, or want to continue jolly feelings:

- Linda Ransley

Zoolights continue until Jan 31

And until January 2 there's **Winter Waterland®** at OdySea Aquarium amidst incredible holiday décor and festive music. Visit Arizona's only SeaTREK Santa who takes center stage, interacting with Guests as he appears underwater in the Deep Ocean exhibit.

Car Auctions are BACK : Barrett Jackson Jan22-30 with Russo Steele from 26-30 and Gooding & Company Jan 28 & 29. AT the Westin Kierland they host Bonhams' Scottsdale Car Auction Jan 27 and The Biltmore has RM Sotheby's Car Auction same day.

Golf anyone? If you would like lessons just ask – it will be at Talking Stick usually 1x/mth. McCormick Ranch has RANCH PASS for \$129 good for 1 year, includes 2 golf passes & discounts all yr.

Old Town Farmers Market on Brown street is every Saturday through May.

Every Thursday 7-9pm is **ArtWalk in Old Town** - stroll at your own pace, wander into galleries through a festive area enjoying dramatic statues, bubbling fountains, tree-covered courtyards, famed restaurants, and live music.

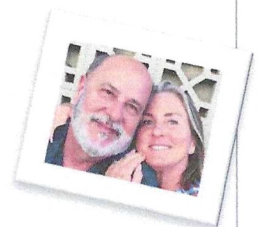
MUSICAL INSTRUMENT MUSEUM hosts approximately 200 musicians and singers annually. From rock to jazz and everything in between, there is a concert for you on their schedule! Or tour & see hundreds of interments from all over the world! 4725 E. Mayo Blvd.

Scottsdale Museum of Art in Old town is having Delightful soft sculptures by New York-based artist and designer Mimi O Chun will take over SMOCA's PROJECT SPACE \$10 through Jan 23.

January 29, 2022 - February 6, 2022. Old Town Scottsdale **Western Week**

Meet Your New Neighbors – Ben Means & Denise Ray, 6218 E Catalina Dr.

Ben Means and Denise Ray had been wanting to move to Golden Keys for some time before purchasing the recently remodeled property at 6218 E Catalina Dr. They are enamored with Mid-century Modern architecture, in particular Ralph Haver designs. Ben says the only place he would consider moving to in the future is an assisted living setting – if the need arises!



Denise grew up in southern California. She lived there until moving to Arizona with Ben in 2021. While in California she owned and operated an interior plant design and maintenance business, then left that to dabble in Commercial real estate for a while before deciding to restart her interior plant business. She sold that business before moving to Arizona and has been officially retired since. She has a very smart 22-year-old daughter from an earlier marriage who is working on her master's in communications at USC.

Ben grew up in the Phoenix area before moving to California for most of his career in the film industry. Moving back to Arizona was a 'coming home' experience for him. He owns and presides over an independent film distribution company. He initially started in the industry working for Disney, Fox, and Sony before jumping to work for an independent film company and eventually becoming president of his own firm. He has three 'decades-worth' of children, ages 21, 31, and 41. He also has two grandchildren. Being a good parent to all his offspring is what he enjoys doing the most.

Denise likes to roller skate, watches tennis/Formula 1 Racing/Professional Bull Riding and enjoys live music concerts. Ben was a staunch Suns fan growing up in Phoenix and is migrating back into that fold. He is also a Dodgers fan – it's not looking likely the Diamondbacks will win him over any time soon.

-Gloria Keenan and Jenny Scrivner

Safety, Reminders & Community Tips of the Month: ALARM SYSTEM SIGNS



I recently heard a former (I hope) burglar talk about home security signs people have in posted in their yards. Burglars notice these things and they particularly notice if a sign is old, damaged, or out of date – maybe the company is out of business or fake. If you have an alarm company sign and that it is not in good shape (including where it is placed), you are telling potential thieves you do not put a lot of effort into protecting your property – this may make you a target.

The “expert” says you are better off with no sign – so if you have an alarm system and your sign shows its age, contact your service provider and request a new sign to replace the old one.

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 **Jan 11, 2022** with applications that were due no later than **Jan 1, 2022**. **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 | Jan 25, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423 |
| Ladies Who Lunch | Jan 21, 2022 Retta Kelly 480-945-3303 |
| Arch Stds. Committee | Jan 11, 2022 7:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837 |
| HOA Board Meeting | Jan 18, 2022 Clubhouse, 3rd Tuesday of each month (not July & August) |
| Creative Crafters | Jan 4, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377 (off Aug-Sept) |



The Gay Side of Life: Christmas

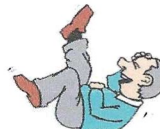
At the Christmas Eve service at my church, the pastor, quizzing some children about the nativity, asked, "What gifts did the three wise men give the Christ child?" "Gold!" yelled one child. "Frankincense!" shouted another. After a pause, a third asked, "Gift cards?"

Into the Church:

Three buildings in town were overrun by squirrels—the town hall, the hardware store, and the church. The town hall brought in some cats. But after they tore up all the files, the mayor got rid of the predators, and soon the squirrels were back.

The hardware store humanely trapped the squirrels and set them free outside town. But three days later, the squirrels climbed back in.

Only the church came up with an effective solution. They baptized the squirrels and made them members. Now they see them only on Christmas and Easter.



FUN FACTS – Trivia:

LET IT SNOW



Here are some cool facts about snow:

The most snow ever recorded in North America was 189 inches at the Mt. Shasta Ski Bowl in northern California – 1959.

The record for the largest snowflake was recorded in Montana in 1887 – an amazing 15 inches in diameter and 8 inches thick.

Snowflakes always have 6 sides, but it is actually possible that there could be identical snowflakes – not certain how you prove that.

In 2007, it must have been a slow day in North Dakota when 8,962 people came together to make snow angels at the same time.

In 1992, Syracuse NY passed a decree making it illegal to snow before Christmas. The nefarious duo of Mother Nature and Jack Frost had other ideas and it snowed just 2 days later.

**Did you notice the couch lights at the entry are back and looking beautiful!
"Thank You" Tom Kernen for making this happen!**



Words of Wisdom

-Janet Stein

"Be not inhospitable to strangers lest they be angels in disguise." The Hebrew Bible



*Wishing everyone a Happy, Healthy
and Safe Holiday Season!
Happy New Year 2022*

GREETINGS GOLDEN KEYS NEIGHBOR:

After long, faithful, and valued service by various GK HOA board members whose terms expire, it is time to elect new board of directors at the annual meeting on **Sunday, March 20, 2022**.

If you are interested in running as a candidate for slots on the board of directors, please review the relevant section of the GK by-laws, Article V, Nomination and Election of Directors. 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 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 a member of the association. For example, if a residence is owned by the J Smith Family Trust, and Betty 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 the property is owned by an LLC, only people named as a "member" in the LLC's Articles of Organization are members of the association.

If you are interested in having your name on the ballot for consideration, please contact a Jenny Scrivner as soon as possible and no later than **January 13, 2022**.

602-920-0837 or gkhoa.jenny.scrivner@gmail.com

If you run for the board, you will be asked to write up a paragraph and make a short presentation at the **January 18th, 2022 GK HOA board meeting**. You will be asked to state your name, address, how long you have lived in Golden Keys, whether you have served a GK committee in some capacity, why you are standing for election, and what issues you want to address while serving as a board member. This information will be printed in the subsequent Keylines.

Thank you in advance for considering serving on the GKHOA Board.

Golden Keys Nominating Committee

5 REASONS YOU CAN'T KEEP YOUR NEW YEAR'S RESOLUTIONS

1. YOUR GOALS AREN'T REALISTIC
2. YOU'RE TRYING TOO MANY THINGS AT ONCE
3. YOU'RE OVERWHELMED BY THE GOAL
4. YOU HAVEN'T WRITTEN IT DOWN OR PLANNED FOR IT
5. YOU DON'T HAVE A REAL REASON TO COMMIT

Bonus: You're already kicking yourself about failing



Go easy on yourself, if you feel you need to set a resolution, pick just 1 or 2 things to keep your goal in reach.



RECIPE OF THE MONTH - Fran Nicoletti

Irma Van Dam has shared this cookie recipe just in time for the holidays. Enjoy.

My fans have designated themselves the, uh, 'Pine Nuts.' They're a nutty bunch. – Chris Pine

Pignoli Cookies:

8 ounces almond paste* 2/3 cup granulated sugar
 2 large egg whites ½ teaspoon kosher salt
 1 ½ cups pine nuts *recommend Solo brand, don't use marzipan

Preheat oven to 350 degrees and prepare two baking sheets with parchment paper or a Silpat, then grease with oil or cooking spray.

Crumble the almond paste into a food processor and pulse until it is the texture of sand. Add sugar, egg whites, and salt and process until smooth, about 15 to 20 seconds. Use spatula to scrape the mixture out into another bowl and refrigerate for at least 30 minutes or overnight. The dough will be easier to handle.

Pour pine nuts onto a plate. Remove dough from refrigerator and use teaspoon to scoop out a small piece. Wet your hands a little so they don't stick and drop dough into the pine nuts, coating both sides. Be careful not to coat it with too many nuts or you will run out before finishing. Place the cookie on the baking sheet and repeat until all the dough and nuts are gone. Bake 12-15 minutes, or until they are golden brown around the edges. Allow to cool completely before serving.

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



HAPPY BIRTHDAY!

Cross, Bruce B.	1/3
Rose, Betty	1/5
Kittell, Pamela	1/15
Blumenthal, Gregory W	1/16
Sheridan, Michael J.	1/20
Hood, James R.	1/21
DeVito, Sr. Michael J.	1/25
El-Sayed, Abeer	1/25
Arvizu, JoAnn	1/26
Matthew Engstrom	1/26
Gordon, Jan	1/28
Bloxham, Gail	1/31

Riddle: What occurs once in a minute, twice in a moment, and never in one thousand years?

Answer: The letter M



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 / 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



Bunco Clubhouse

Jan 25, 6pm

Carolyn Cuneo

please call or email:
602-538-1423

cunecarolyn@yahoo.com



Bridge Players

Retta Kelly

480-945-3303

Monday's at 12:30PM
Clubhouse



Creative Crafters:

Nancy Dallett 480-861-8776

nldallett@gmail.com

Sue Kern 602-619-3377

skernen@cox.net

Jan 4, 2022 4-6pm

RSVP please to Sue
Clubhouse



Basically, Hallmark has made 437 Christmas movies using 17 actors, five locations and three different plots!

Dear Santa, All I want is a Fat bank account & a skinny body. Please don't mix it up again like last year!



2nd Annual Community Garage sale

Saturday January 29,2022 8-Noon Cash Only



If interested in participating please call or email Nancy Dallett:
nldallett@gmail.com or 480-861-8776



Ladies Who Lunch

Retta Kelly

206-499-0249

Jan 21, noon

The Greenhouse
In Kierland



Has anyone noticed how beautiful the wreaths look this year?

Thank you to Pam Smusz, her sister Elizabeth Ottosen and Christie Eby (Speers) for giving their time and creative ideas to give our wreaths new life. They are beautiful!!

Thank you to the Social Committee and helpers for making the clubhouse look so festive.

Thank you for all the time everyone donated to make Golden Keys beautiful!



Men's Lunch

for more information contact:

Bob Will 480-946-4889

Rides available

Every Friday

Hope to see you there!

Interested in doing some volunteer work: **Gabriel's Angels'** core service is delivering pet therapy, or animal-assisted activities, to at-risk children throughout the state. We need volunteers! Please contact **Michelle Martonicz** at mmartonicz@gabrielsangels.org or call 602-266-0875 x14 for more information.

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 11/30/2021
Submitted to Board of Directors

CASH ASSETS

Checking	\$	69,067.81	
Savings	\$	44,793.73	
Vanguard	\$	179,928.48	
Vanguard - Settlement Cash Account	\$		928.48
<u>Surplus Savings</u>			
VG CD - Safra 0.05% 02/17/2022	\$		40,000.00
<u>Reserve Spending</u>			
VG CD - GoldSach 0.20% 11/10/22	\$		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 0.20% 03/15/23	\$		31,000.00

\$ 179,928.48

Total Cash Assets \$ 293,790.02

INCOME & EXPENSE

11/01/2021 - 05/1/2021 - 2021-22
11/30/2021 11/30/2021 Budget

INCOME

H/O Assessments	\$	-	\$ 128,100.00	\$ 128,800.00
H/O Pre-paid Assessments	\$	700.00	\$ 1,400.00	
Late Fees	\$	-	\$ 70.00	
Interest-Savings Acct	\$	0.37	\$ 2.33	\$ 1.50
Interest-CD	\$	0.05	\$ 0.25	
Vanguard Dividend Income	\$	760.91	\$ 800.73	\$ 200.00
Transfer Fee - purchasing home	\$	800.00	\$ 5,200.00	\$ 4,400.00
Uncategorized Income	\$	-	\$ -	\$ -
Total Income	\$	2,261.33	\$ 135,573.31	\$ 133,401.50

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	269.61	\$ 3,718.74	\$ 17,603.00
CLUBHOUSE---Expenses	\$	850.58	\$ 3,406.81	\$ 9,750.00
LANDSCAPING---Expenses	\$	3,731.98	\$ 30,901.52	\$ 46,070.00
POOL UPKEEP---Expenses	\$	2,215.64	\$ 11,493.51	\$ 14,950.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	2,155.81	\$ 17,327.84	\$ 27,299.20
Total Operating Expenses	\$	9,223.62	\$ 66,848.42	\$ 115,722.20

NET FY 2020-2021 OPERATING BALANCE

\$ (6,962.29) \$ 68,724.89 \$ 17,679.30

TOTAL RESERVE EXPENDITURES

\$ - \$ 2,766.53

\$ 9,223.62 \$ 69,614.95

\$ 65,958.36

Draft -Minutes of the Regular Board of Directors meeting

Golden Keys HOA

Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251

December 21, 2021 – 7:06 PM

Directors present: Barry Downs, Chris Anderson, Tom Kernen, Debbie Dillon, Jenny Scrivner, and Martha Spruell

Directors absent: Pam Heckaman

In addition, six members/guests were in attendance.

1. **Confirm Agenda:** The Board accepted the agenda with no modifications.
2. **Call to Order:** Jenny Scrivner called the meeting to order at 7:06 PM.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - **Motion** to approve November 16, 2021, Board Meeting Minutes. Motion seconded by the board and approved, six yes and one absent.
 - **Motion** to approve November 2021, Financial Report. Motion seconded by the board and approved, six yes and one absent
 - **Motion** to approve November 15, 22, 29, December 6 and 13 **Special Board Meeting Minutes**. Motion seconded by the board and approved, six yes and one absent.
4. **Projects Report:**
 - a. Nominating Committee - Retta Kelly
 - Presented two candidates: Michael Rapp and Christine Schroeder
 - **Encourage self-nominations**
 - b. Status of Revision to Governing Documents: the board continues to meet each Monday at 5 pm to review proposed HOA CC&R's (dated August 9, 2021) and By-Laws (dated April 14, 2021) - Jenny Scrivner
 - Discussed effort and timeline to distribute documents to community.
5. **Standing Committee Reports**
 - a. **Architecture** - Written report presented by Jenny Scrivner
 - b. **Clubhouse** - Written report presented by Chris Anderson
 - Thanks to Pam Smusz / friends for refurbishing Christmas wreaths; Charlotte and Jerry Coombs, Tom Kernen and Barry Downs for decorations
 - c. **Community Liaison** - Written report presented by Chris Anderson
 - SPR to provide a list of all GK HOA alleys light installations and costs
 - 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 Jenny Scrivner
6. **Old Business**
 - a. Preparation Annual meeting: Key Dates - Debbie Dillon
 - 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.**

7. New Business

- **Motion** by Barry Downs: Accept AZ Metroscapes new landscape maintenance contract with monthly service price \$2,025. Motion seconded by the board and approved, six yes and one absent.

8. Open Forum

- a. Two homeowners addressed the board.

9. Executive Session: N/A

10. Adjourn

- a. Adjourned meeting at 8:02 PM. Respectfully submitted by Debbie Dillon, Secretary

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

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

Applications for changes to the following residences:

- 6225 E Pinchot Ave – Approved unanimously

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

- 6257 E Catalina – replace roof

Other Topics:

- Neighborhood Assessments:
 - Fall 2021 Landscape Walkthrough (10/29-31) – properties with findings – 30 (alley–23; street–7) – 3 street findings not yet fully addressed; all alley findings addressed
 - Weed related findings: 19 (17 addressed; 1 partially addressed; 1 not addressed)
 - Other landscape related findings: 12 (all addressed)
 - Spring 2021 Walkthrough – properties with findings - 40
 - Landscape related findings (due 4/30): 13 total – all complete
 - Building/structure findings (due 6/30): 30 total – 25 complete; 4 in progress
 - Fall 2020 Landscaping walkthrough (Oct. 30-Nov. 1): Properties with findings: 20
 - As of 11/2/21: 19 addressed; one work underway.
 - Spring 2020 Assessment (4/9-13): Properties with findings: 45
 - As of 11/2/21- all resolved except one with work in progress
- Policies and Practices: topics for discussion
 - 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 – 2020 Gov. docs meeting
- Discussion regarding location of next meeting
- Applications are due **January 1, 2022**, for the agenda of the **January 11, 2022** meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Clubhouse and Community Liaison December report.

From: JChristine Anderson (chrissyanderson213@gmail.com)

To: chrissyanderson213@gmail.com

Bcc: gkhoa_tom.kernen@yahoo.com

Date: Tuesday, December 21, 2021, 08:47 AM MST

December 2021

Clubhouse Committee Report

As of December 21, there is one individual homeowner requested reservation on the calendar for February 5, 2022. I will be confirming the regularly scheduled clubhouse activities reservations and working out any potential conflicts.

No evidence of mice in the building.

RRR Electric repaired the sconces at the 62nd Place entrance. Tom Kernen repaired the gate at the Avalon entrance and also repaired the men's room doorknob/lock.

The Social Committee (also recognized elsewhere) did a fabulous job of holiday decoration.

The Clubhouse Renovation and Refresh Sub-Committee met, submitted an inquiry for distribution and divided up categories for obtaining some 'gross' amounts for the Reno/Refresh. Those amounts are intended for budget and supplemental Reserve submittal.

Community Liaison Report

I'm working on an inventory/photos and individual repair/replace/removal estimate for all of the alley lights to submit to SRP for confirmation. The estimates are intended for budget and/or supplemental Reserve as the Finance Committee deems appropriate.



Reply

Forward

Communications Committee Report – prepared by Tom Kernen

December 21, 2021

1. Production of the Key Lines and curation of the web site continue as planned.
 - a. The printer is closing at noon on Dec 23 and will re-open Dec 27. Deadlines for submitting articles for the December issue is Noon, Saturday, December 18.
2. Charlotte Coombs and the social committee did a super job decorating the clubhouse for the holidays – nice to see the clubhouse glow this year. Jerry Coombs and Barry Downs were most helpful stringing the lights. Pam Smutz and her elves took all of the wreaths and breathed new life into them – they look fabulous!

Thank you to everyone who helped in this process.

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

December 21, 2021

- 1) Bank accounts are balanced for November 2021
 - a) Monthly reports distributed to all Directors for review.
 - b) All invoices received through December 17 are paid in full.

- 2) Confirming the Budget workshop meeting is scheduled at the clubhouse for February 1 at 5:30 - open to all members to observe.
 - a) Worksheets for the directors will be distributed after ^{December} ~~January~~ month-end closing reports are distributed.
 - b) If a committee chair is considering any capital expense be included in the budget, please provide as much detail as possible including cost estimates.
 - i) It is important to have these items distributed to directors several days in advance of the meeting to allow time for review.
 - ii) Also, please note if a proposed capital expenditure that is part of an item included in the reserve study. If the item is proposed prior to the date scheduled in the study, please be prepared to explain why the work should be performed earlier than planned.

December 21, 2021 Landscape Committee Report
Presented by Barry Downs, Chair

Landscape – AZ Metroscapes:

- The irrigation system on Island #5 has been repaired. The damage was caused by a minor car accident.
- A leak on Island #6 has been repaired. Soil was added to the west end of this Island to fill a low spot that had been collecting water.
- A new contract with AZ Metroscapes has been proposed. This will be discussed under New Business.

Committee Activity:

- A Committee Meeting will be scheduled once the holidays are over. We will discuss a watering system for the large trees in the common area.

12-21-2021 Pool Report for GKHOA Board Meeting

There were 197 visits to the pool in November, probably because the weather was so warm. The heaters were turned off on Dec. 1st. The heaters will be turned on again during the last week of February, 2022. Otherwise, all is calm and quiet at the pool.

Martha Spruell

Pool chair