

KEY LINES

January 2022

Inside this issue:

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



Next Board Meeting
Feb 15, 2022
Clubhouse
7pm



In Remembrance

Gerri Clontz
Avalon

Happy Valentine's Day

Feb 14. 2022

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



We are Busy Bees

You have probably noticed the buzz around Golden Keys these days. The Community is starting the [buzzy] season, and despite the cautions due to the pandemic, there is a lot happening. Most of these areas offer wonderful opportunities to volunteer and provide help.

HUD and Emergency Contact Updates

By the end of January, you will receive the update forms for these 2 important jobs. This information is requested of all new homeowners and updates every 2 years. This is not optional – the updating of the HUD forms is required by the federal government in order to protect our desirable designation as an age-restricted community. The Emergency Contacts needs to be updated to be certain that we have the ability to contact our residents' support team! These projects also confirms the names of all residents that live in a home.

Valentine's Day Sweet Treat Gift Bags

The social committee members came up with a great idea since it does not seem quite the right time to bring everyone together for a social event. The committee is offering a fun bag of treats to our members for Valentine's Day – you can learn how to request your treat in the flyer distributed with the Key Lines. What a great idea.

Elections and the Annual Meeting

Thank you to Betsy Spiegel who has continued to try and recruit candidates for the 4 open board of director positions being filled in the 2022 election. If you are interested in being on the ballot, it is not too late to contact Betsy at 602-320-0883.

Debbie Dillon (Board Secretary) is busy putting together the ballots, voting process, and the annual meeting mailer – all of which will be delivered/mailed in the next couple of weeks – Debbie is also driving the process for the HUD/Emergency Contact Form updates.

Budgeting and Assessment Billing

The Board is meeting February 1 to prepare the operating and capital expenditure budgets for the fiscal year beginning April 1, 2022. The assessment amount will be set at the February Board meeting. The billing process for the 2022 assessment will begin shortly thereafter and invoices will be delivered/mailed on April 1, with payment due May 1.

Spring Walkthrough

The Architectural Standards Committee will be organizing the (grass roots) walkthrough of the community to assess landscaping and building/structural issues of residences that need to be corrected. This will take place in late March.



- Linda Ransley

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

Its time for **Chihuly in the Desert** at Botanical Gardens Dec 3-June 19

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.

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

Did someone say Golf? **The Phoenix Open** is Back Feb 7-13 (Mon & Tues FREE General Admission) at TPC Scottsdale

Let Freedom Ring...with a **Cosanti Windbell** - 6433 E Doubletree Ranch Rd – Tours every day but Sunday 9am & 10:30am \$15 donation - world-renowned bronze and ceramic wind bells...ring them all to find the perfect one to take home!

Gather up your western attire, lawn chairs and family members, the 67th **Annual Parada del Sol Parade & Trail's End Festival** is coming to Old Town Scottsdale on Saturday, February 5th, 2022. The Parada del Sol Historic Parade has been a Scottsdale, AZ tradition since 1953. Starts 10am & goes S on Scottsdale Rd to 2nd across to Brown.

Resort Spa at the Inn at **Eagle Mountain in Fountain Hills** has AMAZING spa specials on their website. I purchased a couples massage for about \$100 – usually \$500+ at any Scottsdale Resort!

Palm Springs Modernism Week – Anyone who is super-passionate about mid-century architecture and furnishings may want to check out this show and sale held February 18-21. Events in California are usually outside our coverage area, but this event seems unique. Learn more at

<https://palm Springsmodernism.com/>

Meet Your New Neighbors – Patrice Mudie, 6257 E Catalina Dr.



Patrice Mudie moved into Golden Keys this past October. She was born in California and has lived in many other states, including, Colorado, Hawaii, Montana, New Mexico, Oregon, and Vermont (in alphabetical, not chronological, order).

Patrice has two sons in their early 20's, both currently serving in the Army. One is in training in Washington State and the other at Ft Hood in Texas. They were born in Colorado but raised mostly in Montana.

Patrice worked to enable her husband to get through law school, then left the marriage and raised her sons on her own. She has a master's in Art and Painting as well as a master's in Counselling. With these degrees and interests she has worked in a variety of capacities from working with kids to her favorite, working with chronically mentally ill adults.

She loves to take on a challenge, as evidenced by her joining and competing with a roller derby club in her late 40's (especially given she had never even skated before). She loves working on her residence, or other projects involving interior design, painting, or other crafts. She loves water related sports (rafting, boating, etc.) and basketball.

-Gloria Keenan and Jenny Scrivner

Safety, Reminders & Community Tips of the Month: LOCKBOXES for SENIORS



We repeat this tip from time to time – we have many new residents who may not have seen this information, and it is also a great reminder to others who have yet to take action.

Lockboxes for Seniors allows police or firefighters to gain entry to your home, without breaking in, if you are unable to get to your door in an emergency.

The Scottsdale Area Association of Realtors, Scottsdale Police and Fire Departments and Maricopa County Sheriff's Office are offering FREE emergency lockboxes for seniors and others with special needs whose annual income is less than \$25,000 and a requested donation of \$25 to all others. This service is available to Scottsdale residents only.

Call [1-877-229-5042](tel:1-877-229-5042) (toll free) to arrange for delivery of a lockbox – or you can go to <https://www.scottsdaleaz.gov/fire/lockboxes-for-seniors> and click on the link for an online form.




Your information and the code to the lockbox is provided only to police officers and firefighters in the event there is an emergency call to your home. You will need to provide the appropriate key or keys to put in the lockbox at the time of the delivery.

LOOKING AHEAD – Important Dates



- February 1, 2022: Special Board meeting for 2022-23 budget planning
At the clubhouse – 5:30 PM
- Feb 13, 2022: Delivery of Valentine's treat bags from Social Committee
- March 20, 2022: Annual Membership Meeting – election of 4 board positions

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 **Feb 8, 2022** with applications that were due no later than **Jan 29, 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	Feb 28, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Ladies Who Lunch	Feb 18, 2022 Retta Kelly 480-945-3303
Arch Stds. Committee	Feb 8, 2022 7:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
HOA Board Meeting	Feb 15, 2022 Clubhouse, 3rd Tuesday of each month (not July & August)
Creative Crafters	Feb 1 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377 (off Aug-Sept)



The Gay Side of Life:

I asked my grandpa why he wrote his cellphone number on the back of the phone. "So if it gets lost, someone can call that number and find me," he said.

A Fishy Tale

When we immigrated to Canada in 1966, one of the first things we wanted to do was visit Niagara Falls, and we especially wanted to see the aquarium on the U.S. side of the border. While preparing for the trip, our friends warned us that at the border we would be asked, "Where are you going?" I practiced my answer: "Aquarium." The day arrived, and while we were in the checkpoint queue, I kept repeating, "Aquarium, aquarium." Finally, we got to the front and the guard asked me, "Where were you born?" "Aquarium!" I told him.



FUN FACTS – Trivia: EXTRA SPECIAL BIRTHDAY WISHES

Happy Birthday, George! Did you know that 2022 is the year when George Jetson was born? Warner Bros. set the cartoon in 2062 when George was 40 years old – Where's my flying car?



Service Recognition Award

Board President Jenny Scrivner requests members to nominate an individual whom they feel should be recognized for outstanding service to our community. This can be a past board member, committee chairperson, or a committee member you feel is deserving of recognition.

Submit your nomination to Jenny by email (gkhoa.jenny.scrivner@gmail.com) or by hand-delivery to Jenny's home (6278 Avalon). Include 2-3 sentences why your nominee deserves this recognition. Deadline for Nominations is Sunday, February 13, 2022.

Words of Wisdom

-Janet Stein

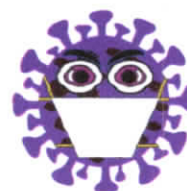


"I know it sounds corny, but I try to see the funny side and the upside, not the downside. I get bored with people who complain about this or that. It's such a waste of time."

-Betty White



Get FREE at-home COVID-19 tests.
Go out to Covidtests.gov





RECIPE OF THE MONTH - Fran Nicoletti

★HAPPY★
BIRTHDAY!

Shirley Goss shared this great casserole. Give it a try. It is sure to please!

I've never worked out what the moral of Humpty Dumpty is. I can only think of:
Don't sit on a wall, if you're an egg.
- Ricky Gervais

Green Chili Casserole:

2 (7 ounce) cans whole green chili peppers, drained
4 eggs, lightly beaten
1 1/2 cups shredded cheddar cheese, divided
salt & pepper to taste
1/3 cup milk
Preheat oven to 350 degrees. Grease an 8X12 baking dish
Line bottom of dish with green chilies. Sprinkle with ½ cup shredded cheese. Repeat layers twice more. In a medium bowl, whisk together milk and eggs. Season with salt and pepper. Pour egg mixture over chilies and cheese. Bake in preheated oven for 25-30 minutes, or until filling is set. Let stand 5-10 minutes before serving.

Rogers, Mar	2/4
DeRosa, Cecily A.	2/5
Means, Bennett	2/12
Aldrich, Beve	2/13
Gress, Nancy	2/16
Rapp, Yolanda	2/17
Patti, Charles	2/20
Coombs, Charlotte	2/21
McAlpin, Annamarie	2/24
Henry, Sharon L.	2/26
Garcia, Mary Ellen	2/28

Recipe Corner- Please share your favorite Recipes!
Please submit recipes to: msfran7441@hotmail.com
or drop it off at 6310 E. Pinchot Avenue. Thanks- Fran



Riddle: What is hard to beat?



Answer: A hard boiled egg!



Valentine's Sweet Treat bags

Don't forget to contact **LaDeta Gandy** by Feb. 6th if you are interested in receiving a Sweet Treat bag on Feb 13th. LaDegandy310@gmail.com or 214-384-7150

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 chrisanderson213@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)



Why did the diet coach send her clients to the paint store? She heard you could get thinner there.





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 Kernan 602-619-3377

skernen@cox.net

Feb 1, 2022 4-6pm

RSVP please to Sue

6278 Avalon



Ladies Who Lunch

Retta Kelly

206-499-0249

Feb 18, noon

Grassroots, Scottsdale



Men's Lunch

for more information contact:

Bob Will 480-946-4889

Rides available

Every Friday

Hope to see you there!

Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of **Feb 22 , 2022**

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.

Any questions or concerns please call the City of Scottsdale -

Solid Waste 480-312-5600

Thank you Susan Kernan

Silly Saying:



"As a child my family's menu consisted of two choices: take it or leave it." – Buddy Hackett

"My favorite machine at the gym is the vending machine." – Caroline Rhea

"All right everyone, line up alphabetically according to your height." – Casey Stengel

"Never under any circumstances take a sleeping pill and a laxative on the same night." – Dave Barry

"If you live to be one hundred, you've got it made. Very few people die past that age." – George Burns

(submitted by Daryl Alsieke)

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

There are approximately 20 homes that are participating

Valentine's One-liners:

Did Adam and Eve ever have a date? A. No, they had an apple!

What did the flame say to his buddies after he fell in love? A. "I found the perfect match!"

Did you hear about the bed bugs who fell in love? They're getting married in the spring!



Draft Minutes of the Regular Board of Directors meeting
Golden Keys HOA
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
January 18, 2022 - 7PM

Directors present: Barry Downs, Pam Heckaman, Tom Kernen, Debbie Dillon, Martha Spruell and Jenny Scrivner

Directors absent: Chris Anderson.

In addition, approximately seven members and guests were in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. There were no modifications.
2. **Call to Order:** The Board meeting was called to order at 7:00 PM by President, Jenny Scrivner
3. **Ratify Previous Board Meeting Minutes and Financial Reports**
4. **Motion** to approve December 21, 2021, Board meeting minutes. Seconded; approved six yes; zero no; one absent.
5. **Motion** to approve December 2021 Financial Reports. Seconded; approved six yes; zero no; one absent
6. **Motion** to approve December 6, 13, 27, 2021 and January 4th, 2022, Special Board of Directors meeting minutes. Seconded; approved six yes; zero no; one absent
7. **Project Report:** Nominating Committee - Betsy Spiegel presented the candidates/applications for the four open positions on the Board. Ms. Heckaman, Ms. Schroeder, and Mr. Kernen addressed the meeting attendees.
 - Paul Hawes - 6325 E Pinchot
 - Pam Heckaman - 6291 E Avalon
 - Tom Kernen - 6301 E Pinchot
 - Christine Schroeder - 6330 E Pinchot
8. **Standing Committee Reports**
 - a. **Architecture** - Jenny Scrivner
 - i. Effective March 8th, meetings will start at 5pm instead of 7pm
 - b. **Clubhouse** – Jenny Scrivner for Chris Anderson
 - i. Thank you to all participants who helped clean storage areas and pantry, restocked pantry.
 - c. **Community Liaison** – Jenny Scrivner
 - d. **Communications** - Tom Kernen
 - i. Need Contributors to Keylines
 - e. **Open to new columns**
 - i. Thank you, social committee participants who took down holiday decorations.
 - f. **Finance** - Tom Kernen
 - i. 2022-2023 Budget Planning workshop will be on 2-1-2022 @5:30 pm. It is open to all members.

- g. **Landscaping** - Barry Downs
- h. **Pool** - Martha Spruell
- i. **Real Estate** - Pam Heckaman

9. **Old Business**

- a. **Status of Revision to Governing Documents:** the board review of proposed HOA CC&R's (dated August 9, 2021) and By-Laws (dated April 14, 2021) – Board has been meeting every Monday save for January 10 to Jenny Scrivner
- b. **Preparation Annual meeting: Key Dates reminder** - 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 will be via ZOOM; There will be in-person voting available at the clubhouse from 2:30 - 3:00 PM.

10. **New Business**

- a. **Motion:** Authorize Tom Kernen to sell select items at the community garage sale, including audio equipment that is no longer used; wooden ladder and an older step stool in the outside storage unit; and other items that are no longer used or needed. The proceeds will be used to purchase a better ladder and step stool, and any excess deposited to the HOA checking account. Pricing will be "garage sale" pricing determined by Tom. Seconded; approved six yes; zero no; one absent.
 - i. Contact Nancy Dallett if you have items to include in the sale. More details in Keylines
- b. Annual Recognition Award – Nominations can be made in writing (email, note,) to for Jenny Scrivner
- c. Location of Annual Meeting. **Motion:** Annual Membership Meeting will be via ZOOM. Seconded; approved six yes; zero no; one absent
- d. HUD and Contact forms will be sent to all owners and residents. Please complete and return timely. - Debbie Dillon

11. **Open Forum**

12. **Executive Session: N/A**

13. **Adjourn** - Jenny Scrivner adjourned meeting at 8:38 pm

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

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

Applications for changes to the following residences:

- 6314 E Avalon Ave – Approved unanimously

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

- 6314 E Avalon – perform repairs in entryway

Other Topics:

- Motion: move time of monthly meetings to 5:00 pm effective with the March 8, 2022 meeting; seconded, approved unanimously.
- Neighborhood Assessments:
 - Fall 2021 Landscape Walkthrough (10/29-31) – properties with findings – 30 – ALL ADDRESSED
 - Spring 2021 Walkthrough – properties with findings – 40 (Landscape-13; Building-30) – all complete except 3 building changes.
 - Fall 2020 Landscaping walkthrough (Oct. 30-Nov. 1): Properties with findings: 20 (
 - As of 11/2/21: 19 addressed; one with work targeted to complete 2/10-25/2022.
 - Spring 2020 Assessment (4/9-13): Properties with findings: 45
 - As of 11/2/21- all resolved except one with work partially complete
- 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 29, 2022**, for the agenda of the **February 8, 2022**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Committee Report Jan 2022

Clubhouse Committee Report January 2022

Only one reservation for homeowner as of January 18, 2022

Spirit Pest Control was here on December 23, 2021 and although no rodents were reported, the Social Committee found a creature in the storage closet. Still no evidence of mice and traps are still deployed.

SolSource has inquired about their performance. I've heard no complaints, even with the uptick in usage of the facility. Everyone seems to be doing a great job cleaning up after themselves.

I'll take a look at adding anything to Tom Kernen's item list for potential sale at the community yard sale on January 29, 2022

I've received some information from the Clubhouse Reno/refresh subcommittee with amounts for inclusion in the budget and for recommendations to the board. Attached is the proposed information inquiry for the community regarding usage and ideas for the clubhouse.

Community Liaison Report Jan 2022

No additional information to add to December report.

Communications Committee Report – prepared by Tom Kernen

January 17, 2022

1. Production of the Key Lines and curation of the web site continue as planned.
2. Social Committee
 - a. A few members of the social committee took down the holiday decorations and took also installed hooks in the outside storage room for the newly refreshed wreaths – better organization and better protection for the wreaths.
 - b. A couple of committee members met one morning to go through the pantry in the clubhouse. Outdated and unused items were discarded, shelves cleaned, and a list of necessary replacement items is being purchased – total cost should be no more than \$200.00, charged against the Social Committee budget.
 - c. Since we still need to maintain a safe environment for our members, the committee decided it is not the right time to bring people together for an in-person social gathering. Instead, the committee is preparing Valentine’s Day sweet treat bags to be delivered to residents in Golden Keys. The cost for the flyers, bags, and some items will be charged to the committee’s budget item, and some of the committee members will be generously providing treats from their own kitchens.

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

January 17, 2022

- 1) Bank accounts are balanced for December 2021
 - a) Monthly reports distributed to all Directors for review.
 - b) All invoices received through January 16 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 within the week.
 - b) If a committee chair is considering any capital expense be included in the associated budget, please provide as much detail as possible including cost estimates. The Capital Expenditure budget is for planning purposes, and any actual project will need to be approved at a subsequent Board of Director meeting.
 - 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.
- 3) Reviewing the association's liability insurance policy with agent. The renewal limits are \$2 million – obtaining quote for \$3 million limit and will present the findings to the board as soon as they are available.
- 4) Several unused audio items (receiver, CD player, speakers with stands), wooden ladder and step stool will be sold (with board approval) at the community garage sale on January 29. Other items yet unidentified may also be included. Proceeds will be used to purchase a more stable ladder and step stool and any excess will be added to the association's checking account. Pricing will be "garage sale" pricing and any unsold items will be donated. Tom Kern will sell the items and make pricing/donation decisions.

GOLDEN KEYS HOMEOWNERS' ASSOCIATION

Treasurer's Cash Summary Report a/o 12/31/2021

Submitted to Board of Directors

CASH ASSETS

Checking	\$	60,921.06	
Savings	\$	44,794.11	
Vanguard	\$	179,948.78	
Vanguard - Settlement Cash Account	\$		40,948.78
<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 - GoldSach 0.20% 03/15/23	\$		31,000.00
			\$ 179,948.78
Total Cash Assets	\$	285,663.95	

INCOME & EXPENSE

INCOME

	12/01/2021 -	05/1/2021 -	2021-22
	12/31/2021	12/31/2021	Budget
H/O Assessments	\$ -	\$ 128,100.00	\$ 128,800.00
H/O Pre-paid Assessments	\$ -	\$ 1,400.00	
Late Fees	\$ 35.00	\$ 105.00	
Interest-Savings Acct	\$ 0.38	\$ 2.71	\$ 1.50
Interest-CD	\$ 10.03	\$ 10.28	
Vanguard Dividend Income	\$ 0.12	\$ 800.85	\$ 200.00
Transfer Fee - purchasing home	\$ -	\$ 5,200.00	\$ 4,400.00
Uncategorized Income	\$ -	\$ -	\$ -
Total Income	\$ 45.53	\$ 135,618.84	\$ 133,401.50

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$ 285.02	\$ 4,003.76	\$ 17,603.00
CLUBHOUSE---Expenses	\$ 350.00	\$ 3,756.81	\$ 9,750.00
LANDSCAPING---Expenses	\$ 3,256.00	\$ 34,157.52	\$ 46,070.00
POOL UPKEEP---Expenses	\$ 1,783.72	\$ 13,277.23	\$ 14,950.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 50.00
UTILITIES---common areas	\$ 1,667.33	\$ 18,995.17	\$ 27,299.20
Total Operating Expenses	\$ 7,342.07	\$ 74,190.49	\$ 115,722.20

NET FY 2021-2022 OPERATING BALANCE

	\$ -	\$ -	\$ -
	\$ (7,296.54)	\$ 61,428.35	\$ 17,679.30
TOTAL RESERVE EXPENDITURES	\$ 839.68	\$ 3,606.21	

\$ 8,181.75 \$ 77,796.70

\$ 10,632.14

January 18, 2022 Landscape Committee Report
Presented by Barry Downs, Chair

Landscape - AZ Metroscapes:

- Leaks have been repaired on Islands 5 and 6. Recent leaks have been caused by breaks in aging polytubing. In the future, we will need to decide whether to replace old polytubing with new or with PVC pipe. PVC pipe is very reliable, but it is about 1/3 more expensive than polytubing.

Committee Activity:

Over the last year the Landscape Committee has discussed a few ideas that should be considered for future Landscape Committee projects. These include:

- Need for the storage shed located at the west end of the Common Area. This storage shed has existed for many years and contains old paint, various lawn chemicals, and assorted junk. Is this storage shed necessary any longer?
- Conversion of the shuffleboard courts. Is there an interest in converting these to use for "Cornhole"?
- Investing in a separate watering system for the large trees in the Common Area. These trees require manual watering by committee members. Should we invest in a separate watering system for more consistent watering of these landscape assets?

Pool Report for Jan. 18th GKHOA Board Meeting

The heaters remain off. They will be turned on the 4th week of February. There are no projects or capital expenditures planned for the remainder of the 2021 – 2022 fiscal year.

Martha Spruell

Pool Chair

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF JANUARY 18, 2022

December 22 - January 18 closings:

There were no closings this past month

There are no homes currently in escrow.

There is one home listed for sale:

6275 E Avalon

Leased Properties:

There are currently five (5) leased properties.

Respectfully Submitted By:

Pam Heckaman

GOLDEN KEYS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS NOMINATION STATEMENT

Nominees: Please fill in this information (print or fill in on computer) and return to ~~Nancy Dallett~~ at 6286 East Catalina Drive by January 13th 2022.
Betsy Spiegel

This information will be printed in the February Key Lines and distributed to all members. Please keep your answers to not more than these two pages.

Name: Paul Hawes Address: 6325 E. Pinchot Ave.

Number of years you have resided in Golden Keys: 19 MOS

Do you have any prior volunteer experience with the Golden Keys HOA?

Explain. None other than to attend a few board meetings as an owner.

Do you have any prior volunteer experience on other boards or commissions? Explain

High school Board member during my childrens school years.

Please provide a statement about your work, careers, lives that you feel will be an asset to the community. - I owned a small business for 26 years.

Sold the business in 2008 ^{and operated} at which time I retired

Statement about why you are running for a seat on the board and if there is a particular area of GK governance in which you feel you can make a difference. I am running with my primary goal to take charge of the pool operation.

Use this space for any additional information you want to share: I have given a lot of thought to how I might be able to introduce some new ideas.

Thank you for your consideration:

P. Hawes

GOLDEN KEYS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS
NOMINATION STATEMENT

Nominees: Please fill in this information (print or fill in on computer) and return to Nancy Dallett at 6286 East Catalina Drive by January 13th 2022.

This information will be printed in the February Key Lines and distributed to all members. Please keep your answers to not more than these two pages.

Name: Pam Heckaman

Address: 6291 E Avalon Dr

Number of years you have resided in Golden Keys: 4 1/2

Do you have any prior volunteer experience with the Golden Keys HOA? Explain.

I am currently serving as a member of the Golden Keys HOA Board. I chair the Real Estate committee. I also serve on the ASC committee.

Do you have any prior volunteer experience on other boards or commissions? Explain

For several years I was the City of Phoenix Risk Management Divisions' United Way fund drive representative.

Please provide a statement about your work, careers, lives that you feel will be an asset to the community.

I hold a Bachelors Degree in Accounting, graduating at the head of my class with honors. I worked as an Accountant for the City of Phoenix Risk Management Division of the Finance Department and in the Banking and Cashiering Division of the Finance Department. I retired from the City of Phoenix after 25 years.

In the 1980's my husband and myself had our own concrete construction company, Heckaman Concrete, Inc.

Statement about why you are running for a seat on the board and if there is a particular area of GK governance in which you feel you can make a difference.

I am seeking re-election to the board because I have really enjoyed my time on the board and would really like to continue as real estate chair. I have learned a great deal about the real estate process. I have helped streamline the real estate process by re-formatting (along with Tom Kernen and Jenny Scrivner) the forms that are used by the HOA.

Use this space for any additional information you want to share:

I enjoy living in Golden Keys and feel that it is important to help maintain the unique character of the community. Being on the board is just one way of giving back. I believe that the reason Golden Keys is such a terrific place to live has a great deal to do with the fact that we are self-managed by people who do care about our community.

Please note that you will be invited to read this statement or extemporize at the Tuesday, January 18th 2022 7 PM GK HOA Board of Directors meeting as part of the agenda item called "Meet the Candidates" and you will take questions from GK residents.

THANK YOU for being willing to serve the community on the Board of Directors. If you win a seat on the Board in March for a three-year term we thank you in advance for the leadership and stewardship you will provide. If you do not win a seat on the board this year we hope you will continue to serve on committees and run for a seat on the board during a future election.

GOLDEN KEYS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS
NOMINATION STATEMENT

Nominees: Please fill in this information (print or fill in on computer) and return to Nancy Dallett at 6286 East Catalina Drive by January 13th 2022.

This information will be printed in the February Key Lines and distributed to all members. Please keep your answers to not more than these two pages.

Name: **Tom Kernen**

Address: **6301 E Pinchot Ave**

Number of years you have resided in Golden Keys: **17**

Do you have any prior volunteer experience with the Golden Keys HOA? Explain.

I have served on the Board of Directors since 2013

- **Board Secretary – 5 years**
- **Board Treasurer (currently) – 5 years (1 year overlap with above)**
- **Communications Committee Chair – 7 years**
- **Published Key Lines approx. 7 years – much help from Sue Kernen and team**

Do you have any prior volunteer experience on other boards or commissions? Explain

President of Papago Buttes HOA 2000-2005

Please provide a statement about your work, careers, lives that you feel will be an asset to the community.

Co-owned a professional services consulting and staffing business for 13 years. Managed regional operations for large IT consulting services with responsibility for sales leadership, operations management, and strategic planning. Worked for 10+ years as a senior HR professional in the managed health care industry.

Statement about why you are running for a seat on the board and if there is a particular area of GK governance in which you feel you can make a difference.

My service to Golden Keys demonstrates my commitment to the community and its residents. I brought much experience and business savvy with me when I was first elected to the board in 2013. However, I understand and appreciate the need for continuing education. I follow several HOA attorneys online to stay informed and up-to-date on issues in Arizona. I have attended many training sessions (in-person or via Zoom) on key topics.

Use this space for any additional information you want to share:

Please note that you will be invited to read this statement or extemporize at the Tuesday, January 18th 2022 7 PM GK HOA Board of Directors meeting as part of the agenda item called "Meet the Candidates" and you will take questions from GK residents.

THANK YOU for being willing to serve the community on the Board of Directors. If you win a seat on the Board in March for a three-year team we thank you in advance for the leadership and stewardship you will provide. If you do not win a seat on the board this year we hope you will continue to serve on committees and run for a seat on the board during a future election.

GOLDEN KEYS HOME OWNERS ASSOCIATION BOARD OF DIRECTORS NOMINATION STATEMENT

Nominees: Please fill in this information (print or fill in on computer) and return to Nancy Dallett at 6286 East Catalina Drive by January 13th 2022.

This information will be printed in the February Key Lines and distributed to all members. Please keep your answers to not more than these two pages.

Name: *Christine Schroeder* Address: *6330 E Pinchot*

Number of years you have resided in Golden Keys:
4

Do you have any prior volunteer experience with the Golden Keys HOA? Explain.

*Semi-annual landscape assessments
Clubhouse "re-fresh" committee*

Do you have any prior volunteer experience on other boards or commissions? Explain

*Phy Art Museum - various fund raising events
SPOCA - 3 years on art acquisition committee*

Please provide a statement about your work, careers, lives that you feel will be an asset to the community.

I taught 7th and 8th grade home economics, science and social studies for 31 years.

Statement about why you are running for a seat on the board and if there is a particular area of GK governance in which you feel you can make a difference.

I am interested in maintaining the design aesthetic of our community and in making GK a place we all value and enjoy.

Use this space for any additional information you want to share:

The current Board has done a great job encouraging GK members to use their time and talents to get involved and the more we have participating the better our community will be.