

# KEY LINES

April 2022

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>

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**Next Board Meeting**  
**May 17, 2022**  
**Clubhouse**  
**7pm**

## In Remembrance

*Rose Corbo*  
*April/Pinchot*

*Happy  
Mother's  
Day*  
May 8, 2022

## SHARING TOPICS of INTEREST



### Annual Assessments

As of April 19, we have received payments from about half of our members for their annual assessment – thank you! A note to those who have paid by check – your payment will be deposited on May 1. Nine of our members have paid by Zelle.

### SRP Light Poles

We have received a letter from SRP about possible homeowner attachments to their light poles. No specific poles were identified. Beginning approximately May 3, SRP will remove all encroachments and attachments made to their poles. This apparently applies to all light poles, including those in the alleys.

SRP has directed that all attachments be removed by May 3, after which their workers will remove them and whatever is removed will be left on the ground in the vicinity of the pole. A property owner will be contacted in advance of taking such action.

### Welcome Dan

Dan Svoboda has joined our team as the Key Lines' Humorist. Dan is a long time resident of Golden Keys and has much past experience as a volunteer, including having served as a board member. Thank you, Dan, we all look forward to your spin on humor.

Overheard: Your mother has been with us for 10 years. Isn't it time she got a place of her own? "My mother? I thought she was your mother".

The new proposed income tax form:  
Line 1-How much money did you earn.  
Line 2.What were your expenses.  
Line 3. What's left. And Line 4 Send it in.



I said to the 'gym instructor "Can you teach me to do the splits?"  
He said, "How flexible are you?" I can't make Tuesdays."



**Maricopa County Home Show:** May 6-8, 2022, 8:00 AM – 5:00 PM;

<https://maricopacountyhomeshows.com/attend/>

**Scottsdale Philharmonic:** Sunday, May 14, 2022, 4:00 – 6:00 PM; <https://scottsdaleperformingarts.org/event/scottsdale-philharmonic/2022-05-15/>

**Professional Sports:** Don't forget that we have 3 pro teams active in May. The **Phoenix Suns** are chasing the NBA Championship, and both the **Phoenix Mercury** and the **Arizona Diamondbacks** are playing plenty of regular season games.

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



Here is one tip that can help 2 ways. This tip can help you in an emergency as well as protecting your identity. This month's tip is: **Clean out your wallet!**

You should routinely carry your driver's license or state ID card, one debit card, one credit card, and a COPY of your COVID-19 vaccination card. Your Medicare and insurance cards as well as special credit cards can be added if you know that you are going to need them. There is probably no good reason to carry your Social Security Card. You should carry your emergency contact person's information and a list of your medications.

By carrying the minimum, you are limiting what a person can learn about you if your wallet is lost or stolen. The details for your emergency contact and your medications can be invaluable if you need medical attention.

### Meet Your New Neighbors – Chip and Michelle Carey, 6325 E Catalina Dr.

Chip and Michelle Carey were ready to downsize into a residence that was simple to maintain when they discovered Golden Keys. In the next few years, they plan to purchase something of similar size in the Philadelphia/South Jersey area, close to their kids and grandkids, and travel back and forth from then on.



Chip (derived from 'Chip off the old Block') has spent most of his life in South Jersey and the Philadelphia area. His career is as a Journeyman Lineman. Currently, he subcontracts with APS as an inspector. His knowledge and skills are in high demand!

Michelle is of Indian descent and was born in Trinidad but has spent most of her life in the United States. It was truly love at first sight when she and Chip met. She was walking down the street. He was driving down that same street and they noticed each other as he passed. He did an about face and the rest is history. Her career has been with the Airline industry, most recently in the executive offices. She was offered lifetime travel benefits and a year of severance to retire early during COVID and has never looked back. She is known by many as the organizational guru. She loves organizing things from awesome travel experiences to pantries and closets. Ask her about her 50<sup>th</sup> birthday trip to India to explore her roots that ended up in Johannesburg and Cape Town South Africa!

-Gloria Keenan and Jenny Scrivner

## Looking for something to do? Things to do within Golden Keys:

Catch up on some books you have been wanting to read or join a **book club**, contact Retta Kelly

Join the **Bunco** group at the clubhouse 4th Tuesday of every month. \$5.00 entry, contact Carolyn Cuneo

**Mahjong** anyone, should be starting up soon, contact Mel Henry

**Bridge** anyone? Every Monday at the clubhouse, contact Retta Kelly

Like **poker**, join the Poker group on Wednesday at the Clubhouse noon-4:30pm, contact Bruce Cross

**Men's** breakfast/lunch every Friday, contact Bob Will



**LWL** (Ladies Who Lunch) once a month, contact Retta Kelly

**Crafters** meets the first Tuesday of every month at the clubhouse, contact Sue Kernen

Like to plan parties, join the **Social committee**, contact Charlotte Coombs or Sue Kernen


**Clubhouse, Landscape and Pool committees** have new committee chairs: check in with them to see if any new sub-committees are starting up that you would have a interest in. Your opinion matters.

Is there a **new club** that you would like to see start up? Please contact the HOA board for approval and let Sue Kernen know for any posting for the Key Lines.

The **Key Lines** can always use more help, please contact Sue Kernen

**There are a lot of things you can do in Golden Keys.....Just do it!!**

## REMINDER from the Architectural Standards Committee: 5PM at the Clubhouse

 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 hold meetings at 5PM at the clubhouse on the 2nd Tuesday of every month (whenever there are applications on the agenda). Applications are due no later than **April 30, 2022** to be on the agenda for the meeting on **May 10, 2022**.

## Events/Meetings/Social

|                          |   |
|--------------------------|---|
| Bridge Players           | Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303  |
| Mahjong                  | Fridays, 1:30pm Clubhouse Mel Henry 319-329-6577 <b>(on hiatus for not)</b>                             |
| Poker                    | Wednesday @ clubhouse Bruce Cross – 602-920-6003 <a href="mailto:bcross42@cox.net">bcross42@cox.net</a> |
| 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                    | Apr 26, May 24, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423                          |
| Ladies Who Lunch         | May 20, 2022 Retta Kelly 480-945-3303   |
| Arch Stds. Committee     | May 10, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837                   |
| <b>HOA Board Meeting</b> | <b>May 17, 2022</b> Clubhouse, 3rd Tuesday of each month (not July & August)                            |
| Creative Crafters        | May 3, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernen 602-619-3377 (off Aug-Sept)                     |



## The Gay Side of Life: Duck

A duck walks into a bar, sits down and when the bartender comes over the duck orders a grape. The bartender tells the duck that they don't serve grapes. The duck is irate, causes a scene, screams about the customer always being right and is promptly thrown out after the bartender tell him – "the next time you come in here I'll nail your foot to the floor. A couple of days later the duck walks in, sits down and when the bartender comes over the duck asks



'Do you have a hammer?' The bartender says "NO". The duck asks "Do you have nails?" The bartender says "NO". The duck says "In that case, I'll have a grape".

## FUN FACTS – Trivia: Kentucky Derby



In 1872, Meriwether Lewis Clark, Jr., the grandson of that Clark, went to the Epsom Derby in England. When he returned to the States, he started a racing club called the Louisville Jockey Club and raised enough money to build a permanent racetrack in Louisville. The track did not receive the name "Churchill Downs" until 1883.

In 1892, only 3 horses were entered into the Kentucky Derby – pretty sure if I had placed a bet, my horse would still have come in 4<sup>th</sup> ...



## Hey Dog Owners

Most of our pet owners take their responsibilities seriously, but occasionally, an owner either forgets or ignores some basic rules and laws.

Golden Keys requires that all dogs outside of an owner's enclosed yards must be on a leash.

The City of Scottsdale has specific municipal code that requires all dogs who are not in an enclosed area on an owner's property must be on a **leash no longer than 6 feet**. A violation of this code is a class 3 misdemeanor.

Please be a good neighbor and respect the law and your neighbors by keeping your pet on a leash as required ... oh, and thank you for picking up after your pet.

## ALLEY LIGHTS SURVEY



Check your mailbox in May for a survey of our residents regarding the special lighting that Golden Keys has in the alleys – specifically, north of Avalon and South of Catalina.



The lights were installed by SRP about 20 years ago. Golden Keys' agreement with SRP is ending in September 2022 and some residents have asked to have them removed – yet others like the added security they offer to the Community.

The Board of Directors wants to know how members feel about the lights and a survey will be distributed within the next 2-3 weeks to get your opinion. Because there is a tight deadline for action, a quick reply will be appreciated – please look for the survey and submit your input quickly – we do want your input.



## RECIPE OF THE MONTH - Fran Nicoletti

This is a copycat recipe from **Cracker Barrel**. It is simple, quick and very tasty. Enjoy!

### Captain's Coleslaw

- 1/2 cup mayonnaise
- 1/3 cup milk
- 1 teaspoon white vinegar
- 1/4 cup sugar
- 1/4 teaspoon salt

1 (16-ounce) package cabbage coleslaw mix (see Options)  
 In a large bowl, whisk together all ingredients except coleslaw mix; mix until smooth and creamy. Add coleslaw mix and toss until well coated. Cover and chill for at least 1 hour before serving.

*"The embarrassing thing is that the salad dressing is out-grossing my films."*  
 -Paul Newman

**Recipe Corner-** Please share your favorite Recipes!

Please submit recipes to: [msfran7441@hotmail.com](mailto:msfran7441@hotmail.com)  
 or drop it off at 6310 E. Pinchot Avenue.  
 Thanks- Fran



\*\*\*\*\*



### Words of Wisdom

-Janet Stein

"What gets us into trouble is not what we don't know. It's what we know for sure that just ain't so." Mark Twain

## ★HAPPY BIRTHDAY!

|                        |      |
|------------------------|------|
| Hunn, Marilyn A.       | 5/7  |
| Shay, Pat              | 5/10 |
| Lawrence, Patricia     | 5/16 |
| Eby, Peter             | 5/16 |
| Carey, Lynnwood (Chip) | 5/16 |
| Goss, Shirley J.       | 5/20 |
| Stuckey, JP            | 5/20 |
| Tull, Jo Ann           | 5/23 |
| Lawrence, Gregg        | 5/24 |
| Alseike, Margareta     | 5/30 |
| Dillon, Debbie         | 5/30 |

**Riddle:** I can be hot, I can be cold, I can run, and I can be still, I can be hard, and I can be soft. What am I?

Answer: Water



### 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 5-7PM.**



### Communications Committee

- Editor** /Tom Kernen GKHOA\_tom.kernen@yahoo.com
- Publishing/Copy Editor** /Sue Kernen skernen@cox.net 602-619-3377
- Clubhouse Reservations** /Christie Schroeder 602-228-4590 cks0@cox.net
- Humorist** / Dan Svoboda 480-946-5055
- Pool** / Paul Hawes 480-206-5902 PSHawes@g.com
- Recipe of the Month** /Fran Nicoletti msfran7441@hotmail.com
- Safety, Reminders & Community Tips** / Tom Kernen 602-619-2700 (Need Help)
- Around Town** / Need help with this one, any volunteers? Tom Kernen
- Words of Wisdoms** /Janet Stein offbook3@gmail.com
- Delivery Crew** /Barry Downs 480-945-2557 (Cecily DeRosa, Jenny Scrivner, Gloria Keenan)
- Landscaping** / Chris Anderson 480-508-6270 chrissyanderson213@gmail.com
- 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)



My mind still thinks I'm 25. 🙄  
 My body thinks my mind is a idiot!



## Mahjong

If interested in learning or playing Mahjong please call, text or email : **Mel Henry**  
**319-329-6577**  
**melhen2010@gmail.com**



## Bunco Clubhouse

**Apr 26 & May 24 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**

**May 3, 2022 4-6pm**

**RSVP please to Sue**

**Clubhouse**



## Ladies Who Lunch

**Retta Kelly**

**206-499-0249**

**May 20, 12:15pm**

**Sante Restaurant**

**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 May 16 , 2022 area #4.**

**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.**

### Shredding Event:

The next event is **May 14th. 7-10am** at the Walmart parking lot (15355 N. Northsight). Cost \$5.00 a banker size box.

**Any questions or concerns please call the City of Scottsdale -**

**Solid Waste 480-312-5600**

Thank you Susan Kernen

## Poker Players:

Golden Keys has a poker game on Wednesday afternoons (12 noon to 4:30) that is over 40 years old. As time moves on and winter guests leave for the summer we have need for new players. It is a quarter/half game, with a limit of two raises to keep the stakes friendly. It is dealer choice so there is variety in the games we play. The minimum number of players is 5 and it can go as high as 8 on any given Wednesday. If interested give me a call. I'll fill in the blanks.



**Bruce Cross – 602-920-6003**

**[bcross42@cox.net](mailto:bcross42@cox.net)**

## Spring Neighborhood Walkthrough Results



Thanks to all the volunteers who helped with the Spring Neighborhood walkthrough the weekend of March 25-27, 2022. Thirty two (32) landscape related findings and seventeen (17) paint or structure related findings were noted. Owners were requested to address the landscape findings by June 1, 2022 and the paint/landscape findings by August 1, 2022 or to contact the ASC if they need to ask for more time.

The ASC would GREATLY appreciate it if all lot owners ensured that their house number is visible on their alley gate or alley wall. The people who volunteer to help out find it time consuming and frustrating when this information is not available from the back of the property.

Jenny Scrivner, Golden Keys HOA President/ASC Chair



Life is a beautiful ride, get out and enjoy it!

**DRAFT - Golden Keys HOA Board Meeting Minutes**  
**Clubhouse 3016 N 62<sup>nd</sup> Place, Scottsdale, AZ 85251**  
**April 19, 2022 – 7PM**

**Directors present:** Chris Anderson, Debbie Dillon, Paul Hawes, Pam Heckaman, Tom Kernen, Christie Schroeder, and Jenny Scrivner.

**Directors absent** none.

In addition, six members were in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. Agenda accepted.
2. **Call to Order:** The Board meeting was called to order at 7:01 PM by President, Jenny Scrivner.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
  - **Motion** to approve March 15, 2022, Board Meeting Minutes. Seconded; There is a modification to the March 2022 minutes to correct the label from February to March 2022. Approved seven yes; zero no, zero abstain.
  - **Motion** to approve March 2022, Financial Report. Seconded. First Amendment: There was an error of \$167.17 in the Vanguard account which has since been corrected. Modifications made to the procedure to prevent errors. The March 2, 2022, report was restated on 4-7-~~200~~<sup>2022</sup> reflecting the correction. **Motion** to amend. Seconded.
    - a. **Motion** to approve financial statement because of amendment, approved seven yes, zero no, zero abstain.
    - b. **Original Motion** approved seven yes, zero no, zero abstain
  - **Motion** to approve March 22, **Special Board Meeting Minutes**. Seconded; approved seven yes; zero no, zero abstain.
  - **Motion** to approve April 11, 2022. **Special Board Meeting Minutes**. Seconded; approved seven yes; zero no, zero abstain.
4. **Standing Committee Reports** present written reports:
  - a) Architecture - Jenny Scrivner
  - b) Clubhouse - Christie Schroeder
  - c) Community Liaison - Chris Anderson
  - d) Communications - Tom Kernen
  - e) Finance - Tom Kernen
  - f) Landscaping - Chris Anderson
  - g) Pool - Paul Hawes

h) Real Estate - Pam Heckaman

5. Old Business

- o 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). Draft of 2022 Declaration of Covenants, Conditions, Reservations and Restrictions and 2022 By-Laws were sent/distributed to the Members for review. There were four meetings scheduled to receive feedback from members. There continues to be open meetings held on Mondays, 5-7 PM (at the Clubhouse until further) notice to work through the feedback - Jenny Scrivner

6. New Business

- o **Motion:** Accept Option #3 proposal from LaBarre Oksnee Insurance to replace the association's current coverage provided by Auto-Owners Insurance with Workers Compensation Option. Seconded; approved seven yes; zero no, zero abstain.
- o **Motion:** Engage Property and Casualty Surveys of the Southwest to perform an appraisal in order to have a reasonable estimate for the replacement cost of the structure, at a cost of approximately \$250-\$500. Seconded; approved seven yes; zero no, zero abstain

7. Open Forum

8. Executive Session:

- o Motion to move to Executive Session for discussion of Association enforcement matters pursuant to A.R.S 33-1804(A)(3) Planned Communities and receipt of legal advice regarding enforcement matters pursuant to A.R.S. 33-1804(A)(1) - Jenny Scrivner. Seconded; approved seven yes; zero no, zero abstain
  - a) Motion to adjourn Executive Session at 8:43 PM

9. Adjourn: Jenny Scrivner adjourned the meeting at 8:43 PM.

Respectfully submitted by Debbie Dillon, Secretary



**GOLDEN KEYS HOMEOWNERS' ASSOCIATION**

**Treasurer's Cash Summary Report a/o**

**3/31/2022**

**amended**

**Submitted to Board of Directors**

**CASH ASSETS**

|                                    |    |            |    |           |
|------------------------------------|----|------------|----|-----------|
| Checking                           | \$ | 39,421.69  |    |           |
| Savings                            | \$ | 44,795.21  |    |           |
| Undeposited funds                  | \$ | 0.30       |    |           |
| Vanguard                           | \$ | 180,395.35 |    |           |
| Vanguard - Settlement Cash Account |    |            | \$ | 41,395.35 |
| <u>Surplus Savings</u>             |    |            | \$ | -         |
| <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 |
| VG CD - GoldSach 0.75% 01/19/2024  |    |            | \$ | 40,000.00 |

**Total Cash Assets** \$ 264,612.55

**INCOME & EXPENSE**

**03/01/2022- 05/1/2021 - 2021-22**  
**3/31/2022 3/31/2022 Budget**

**INCOME**

|                                |           |                 |                      |                      |
|--------------------------------|-----------|-----------------|----------------------|----------------------|
| H/O Assessments                | \$        | -               | \$ 128,100.00        | \$ 128,800.00        |
| H/O Pre-paid Assessments       | \$        | 2,100.00        | \$ 3,500.00          |                      |
| Late Fees                      | \$        | -               | \$ 105.00            |                      |
| Interest-Savings Acct          | \$        | 0.38            | \$ 3.81              | \$ 1.50              |
| Interest-CD                    | \$        | -               | \$ -                 |                      |
| Vanguard Dividend Income       | \$        | 604.00          | \$ 1,267.85          | \$ 200.00            |
| Transfer Fee - purchasing home | \$        | 1,600.00        | \$ 7,200.00          | \$ 4,400.00          |
| Uncategorized Income           | \$        | 24.45           | \$ 473.95            | \$ -                 |
| <b>Total Income</b>            | <b>\$</b> | <b>4,328.83</b> | <b>\$ 140,650.61</b> | <b>\$ 133,401.50</b> |

**OPERATING EXPENSES**

|                                 |           |                 |                     |                      |
|---------------------------------|-----------|-----------------|---------------------|----------------------|
| ADMINISTRATIVE---Expenses       | \$        | 1,417.02        | \$ 10,918.98        | \$ 17,603.00         |
| CLUBHOUSE---Expenses            | \$        | 835.00          | \$ 5,523.22         | \$ 9,750.00          |
| LANDSCAPING---Expenses          | \$        | 2,347.50        | \$ 43,147.86        | \$ 46,070.00         |
| POOL UPKEEP---Expenses          | \$        | 1,003.64        | \$ 15,200.10        | \$ 14,950.00         |
| REAL ESTATE---Expenses          | \$        | -               | \$ -                | \$ 50.00             |
| UTILITIES---common areas        | \$        | 1,420.42        | \$ 23,603.35        | \$ 27,299.20         |
| <b>Total Operating Expenses</b> | <b>\$</b> | <b>7,023.58</b> | <b>\$ 98,393.51</b> | <b>\$ 115,722.20</b> |

**NET FY 2021-2022 OPERATING BALANCE** \$ (2,694.75) \$ 42,257.10 \$ 17,679.30

**TOTAL RESERVE EXPENDITURES** \$ 1,870.00 \$ 5,476.21

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

**Minutes for Golden Keys Architectural Standards Committee (ASC) Meeting**  
**Clubhouse: 5:00 PM, April 12, 2022**

**Committee Members in attendance:** Debbie Dillon, Pam Heckaman, Retta Kelly

**Committee Members absent:** Jenny Scrivner, Martha Spruell

**Approval of minutes:**

- March 8, 2022, meeting – approved (3 approve, 2 absent)

**Applications for changes to the following residences:**

- 6285 E Pinchot Ave. - approved (3 approve, 2 absent)
- 6290 E Catalina Dr. - approved (3 approve, 2 absent)

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

- None

**Other Topics:**

- Neighborhood Assessments:
  - Spring 2022 Walkthrough – properties with findings – 40
    - Landscape findings: 30
    - Paint/structure findings: 14
  - Spring 2021 Walkthrough – properties with findings – 40 (Landscape-13; Building-30) – all complete except 2 building changes.
  - Fall 2020 Landscaping walkthrough (Oct. 30-Nov. 1): Properties with findings: 20
    - As of 3/28/22: 19 addressed; one with work targeted to complete 4/30/2022.
  - Spring 2020 Assessment (4/9-13): Properties with findings: 45
    - As of 3/28/22: 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
    - Satellite Dish/Antennae related rules
    - Trash and recycling receptacle rules
    - Duct work/AC related rules
    - Specific noise hours per City of Scottsdale building code
  - Applications are due **May 1, 2022**, for the agenda of the **May 10, 2022**, meeting.

Debbie Dillon, Secretary, (sitting in for Jenny Scrivner, Architectural Standards Committee Chair)

**Fwd: 4/19 clubhouse report**

From: Christine Schroeder (cks0@cox.net)

To: gkhoa.jenny.scrivner@gmail.com; gkhoa\_tom.kernen@yahoo.com; chrissyanderson213@gmail.com

Date: Friday, April 15, 2022, 10:51 AM MST

Sent from my iPad

Begin forwarded message:

**From:** Christine Schroeder <cks0@cox.net>

**Date:** April 15, 2022 at 10:42:54 AM MST

**To:** Christine Schroeder <cks0@cox.net>

**Subject:** 4/19 clubhouse report

03/23/2022

Notified by homeowner that both men's and women's bathroom plumbing was clogged. Called plumber (Ken Bradley Corp) and drains were snaked.

Cost \$120.00

03/23/2022

Roof inspection by JBS Roofing revealed a cracked skylight over women's bathroom and numerous holes in roof. Damage was possibly caused by palm fronds.

Skylight replaced and holes repaired on 03/31/2022.

Cost \$475.00

3/31/2022

Bookshelves in main clubhouse were attached to walls for safety

03/31/2022

Tri-annual pest control inspection and treatment done by Spirit Pest Control.

Clubhouse reservations confirmed for 4/18 (evening party), 4/29 (afternoon birthday party) and 5/07 (evening social gathering).

Meeting was held on 4/12 with the members of the GK Social committee concerning their views on Clubhouse improvements.

The recommendations were as follows.

1. Paint bathrooms white
2. Replace broken light fixtures
3. Replace door leading from bathroom areas into main clubhouse
4. Replace lighting in main clubhouse (original?)
5. Have architectural memorabilia framed and hung
6. Seating added
7. Investigate alternative method of enclosing a/c unit for both sound reduction and aesthetics
8. Paint pantry white
9. Frost glass on doors to chair and office rooms
10. Kitchen counter replaced
11. Shelf put over kitchen sink so microwave could be set there instead of on the counter
12. Small, counter depth refrigerator
13. New light fixtures
14. New bulletin board for outside (preferred enclosed)
15. New door mats and rug

16. Replace lights and fans with one more appropriate to buildings design

Sent from my iPad

**Community Liaison April 2022 Golden Keys HOA**

Received letter notification from SRP that leased lights may not have any connections, attachments or alterations to the electric circuits. Based on a visual inspection by Tom Kernon on April 7 and a visual inspection by me on April 19 no such 'additional' connections were shown. Beginning 30 days from April 4 any such 'encroachments' will be removed by field workers.

Any **change** to any light (including wattage) is \$1,760. A new freestanding light is required because SRP no longer installs on electric poles. Additional costs for trenching and conduit, etc. may also be incurred. *↳ wooden*

A single light may be **removed** while we are under contact and cost is \$331.02.

Current Contract expires September 30, 2022. A catalog of the alley lights on the north side of Avalon and the south side of Catalina indicates:

| GK#/SRP #      | Location In Alley          | Type of Pole           | Style                | Shade to yard | Address of alley light            |
|----------------|----------------------------|------------------------|----------------------|---------------|-----------------------------------|
| #1<br>?02085?4 | Faces south,<br>north side | Reinforced<br>Electric | Short<br>Arm<br>(3') | Yes           | 6305 E Catalina                   |
| #2<br>5452KL   | Faces south,<br>north side | Reinforced<br>Electric | Short<br>Arm         | Yes           | 6269 E Catalina                   |
| #3<br>A208156  | Faces south,<br>north side | Reinforced<br>Electric | Short<br>Arm         | Yes           | 6237 E Catalina                   |
| #4<br>A208157  | Faces south,<br>north side | Reinforced<br>Electric | Short<br>Arm         | No<br>Shade   | Between 6137 &<br>6145 E Catalina |
| #5<br>A208163  | Faces south,<br>north side | Electric Pole          | Long Arm<br>(10')    | No<br>Shade   | 6206 E Avalon                     |
| #6<br>A208162  | Faces south,<br>north side | Electric Pole          | Long Arm             | No<br>Shade   | Between 6230 &<br>6234 E Avalon   |
| #7<br>A208161  | Faces south,<br>north side | Electric Pole          | Short<br>Arm         | No<br>Shade   | 6258 E Avalon                     |
| #8<br>A208160  | Faces south,<br>north side | Electric Pole          | Short<br>Arm         | No<br>Shade   | 6286 E Avalon                     |
| #9<br>A208159  | Faces south,<br>north side | Electric Pole          | Short<br>Arm         | No<br>Shade   | 6306 E Avalon                     |
| #10<br>A208158 | Faces south,<br>north side | Electric Pole          | Short<br>Arm         | No<br>Shade   | Between 6326 &<br>6330 E Avalon   |

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

**April 19, 2022**

1. Production of the Key Lines and curation of the web site continue as planned.
2. Renewed Zoom License through 04/30/2023 – took advantage of a \$30 promo discount.

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

**April 19, 2022**

- 1) Bank accounts are balanced for March 2022.
  - a) Monthly reports distributed to all Directors for review. The original March reports were amended to correct an error on the Vanguard reconciliation. All accounts are accurately balanced.
  - b) All invoices received through April 17 are paid in full.
- 2) Approximately 50% of our members have paid the 2022-23 assessments – of these, 9 have been paid using Zelle.
- 3) I have continued to review proposals to replace and upgrade the Association's insurance policy. Three proposals were received – 2 through our current agent in Nevada, and one through a local agent.

Our current agent shared that the most comprehensive policy available to homeowner associations is through a carrier named "LIO". LIO only works with a single broker in each state, and while our agent has the agreement in Nevada, a local firm, LaBarre Oksnee, is their Arizona partner agency.

I am asking the board to approve the LaBarre Oksnee quote #3 which includes property and casualty insurance coverage, directors' and officers' liability, fidelity/crime/dishonesty, umbrella liability, with the workers' compensation option. The coverage is much broader than the outdated coverage provided to Golden Keys by our current carrier, Auto-Owners. The cost to the HOA will be approximately \$2,000 more annually but the coverage is much better for the association.

In addition, I will be asking the board to approve an expenditure of \$250-\$500 to Property and Casualty Surveys of the Southwest to provide us with a reliable replacement cost estimate for the clubhouse. Since the structure is round, normal replacement algorithms may not provide an accurate replacement value estimate should there be a major loss involving the building.

# Golden Keys

Landscape Committee Report  
April 2022

Met with Barry Downs for turnover of committee records and tour of irrigation turnoffs.

Met with Hans (from Arizona Metroscap) and Barry to discuss upcoming projects to be done by AzMetroscap.

Palm Trees (54) and Olive trees (8) will be trimmed between June 1 and June 15. Some additional trimming of a sumac on common area will also be done. We requested that tarps be placed on all roofs to forestall falling palm damage. Pool umbrellas on east side will be removed during trimming. I will coordinate exact date with Paul Hawes so that pool may be cleaned immediately after.

AZ Metroscap hauled away the broken picnic table. One remains.

Completed first manual watering of Oak trees along north wall. This will be done monthly until installation of new irrigation.

Backflow inspection will be scheduled with City approved contractor.



## Fwd: GK pool report 4/19/2022

From: Paul Hawes (pshawes@q.com)

To: gkhoa\_tom.kernen@yahoo.com; gkhoa.jenny.scrivner@gmail.com

Date: Saturday, April 16, 2022, 10:34 AM MST

**From:** "Paul L Hawes" <pshawes@q.com>

**To:** "gk jenny scrivner" <gk.jenny.scrivner@gmail.com>, "Tom Kernen" <GKHOA\_tom.kernan@yahoo.com>, "Debbie Dillon" <thepurpletouch@yahoo.com>

**Sent:** Saturday, April 16, 2022 8:58:46 AM

**Subject:** GK pool report 4/19/2022

From: Paul Hawes

1. Met with Greg Parker on 4/13, to discuss status of pool. Greg reports that the pool is performing well.
2. Pool was used 200 times during the month of March.
3. Plan to meet with swimmers in May to discuss some ideas for possible improvements in the future.

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF APRIL 19, 2022**

March 16 - April 19 closings:

There was one closing this past month:

6317 E Avalon - Lois Boyd

There are no homes currently in escrow.

There are no homes listed for sale.

**Leased Properties:**

There are currently five leased properties.

Respectfully Submitted By:

Pam Heckaman