



# KEY LINES



June 2022

A Golden Keys Homeowner's Association Publication

<https://www.GoldenKeysScottsdale.org>



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Next Board Meeting  
Sept 20, 2022  
Clubhouse  
5pm



In Remembrance  
Margaret Breitkopf  
Avalon  
Janet Evans  
Pinchot



## LOOKING AHEAD

You may recall that a new Board of Directors was seated in April following the election. Two new Directors replaced well-respected members (Martha Spruell and Barry Downs). By now, Paul Hawes and Christie Schroeder must feel that they have been filling their roles for years – both Paul (Pool) and Christie (Clubhouse) have been quite busy and are planning ways to improve our amenities for which they are responsible. It's fair to say both as asking, "What was I thinking?" They are off to a fast start and have been assimilating into their roles quite well.

## BOARD MEETING TIME CHANGE

There is a big change that all members should note. **Starting September 20, 2022**, all regularly scheduled Board of Director will now begin at **5:00PM**. The Board hopes more members will be inclined to attend.

## GOVERNING DOCUMENTS UPDATE

The Board continues to hold open meetings on most Mondays at 5:00PM to review and finalize the updated governing documents. It was decided to wait until the Fall to hold the membership vote with the hope that many of our part-time residents have returned to Golden Keys. Four open meetings were held to allow members to comment on the document drafts and the Board has carefully reviewed the input that was received, with changes being made as appropriate.

Later this summer, the final documents will be hand-delivered to those members with Golden Keys mailing addresses and sent via USPS to those with non-Golden Keys mailing addresses. If you are uncertain of the address that you have on file, please contact Tom Kernen ([gkhoa\\_tom.kernen@yahoo.com](mailto:gkhoa_tom.kernen@yahoo.com)). All updates must be in writing (email is acceptable).

## ASSESSMENTS

Collecting homeowner's annual assessments has been a bit rougher than past years. As of the end of June, 181 members are paid in full. We will work with the unpaid accounts to bring them current as soon as possible. This year, 30 members took advantage of the electronic payment option (Zelle) and the process was very smooth. Since this was our first year using this tool, I sent an email to everyone who paid via Zelle just to provide confidence in the process.



**Red, White, and Choo-choo:** McCormick-Stillman Railroad Park, July 3 from 4 – 9 pm. Mix of old school attractions and modern family fun to celebrate Independence Day. – [https://www.therailroadpark.com/?post\\_type=event&p=3965/](https://www.therailroadpark.com/?post_type=event&p=3965/)

**Immersive Van Gogh Exhibition:** Daily through July 24 at the Lighthouse Artspace, 4301 N Scottsdale Rd. <http://vangoghphx.com/>

**Juego Wednesday – Game Night:** The Canal Club at The Scott Resort & Spa hosts game night every Wednesday from 5 – 9 pm. Enjoy cocktails and immerse yourself in Cuban traditions of game play, including Dominoes, Backgammon, or Chess. <http://thescottresort.com/whats-on/>



## Alley Lights

After 1 year of research and a survey of the community, the Board determined that the HOA will not renew the agreement with Salt River Project to provide the alley lights when it expires on September 30.

## Meet Your New Neighbors – Rosemary Howell, 6201 E Pinchot Ave.



Two of Rosemary Howell's 47 nieces/nephews called her to tell her they had found the perfect place for her to live – just 7 minutes' drive away from them. She was driving at the time. When she eventually got home and made an offer the house was already sold. Not long after they called to tell her about a second house to consider but it needed a lot of work. When she came to look at the house, she noticed it had a gas furnace. That, along with being only 11 minutes away from her brother's house, tipped the scales enough for her to buy the house. (She really prefers a gas stove for the annual Ravioli making event that she hosts with her large extended family every year.)

She was born and lived in Chicago Heights, Illinois, for many years. She met her husband, Rich, 3 days after he got out of the service in 1966 and they were married 3 years later. They moved to Arizona in 1988. He passed after a long series of health challenges about 10 years ago.

Rosemary worked for construction companies for 43 years total – working as an accountant and earning the loving title of 'Mom' by the company employees. She loves travelling (RVing, cruising, etc.) and ran a bowling league among good friends that sounds like something we should convince her to organize for the Keys. She has two seats from the old ballpark downtown in her backyard. When you meet her be sure to ask her how she ended up with them. Did I mention her maiden name is Colangelo?

– Gloria Keenan and Jenny Scrivner



## Safety Tips: SENIOR HYDRATION TIPS



We are well into our hot Arizona summer weather. Being well hydrated is important to our overall health, and in particular in the heat. Experts recommend that senior drink as much water as equal to half their body weight in ounces. So, if you weigh 150 pounds, you should drink at least 75 ounces daily. Don't fool yourself that alcoholic beverages, coffee, and tea are substitutes – they are not and may even increase your need for more water.

If you have out of town guest, remind them to drink lots of water. If you are traveling, be sure to take extra water along!



Zen Quotes:

"When you realize nothing is lacking, the whole world belongs to you."

-Lao Tzu

## 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](mailto: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 **July 2, 2022** to be on the agenda for the meeting on **July 12, 2022**.

-Jenny Scrivner, Architectural Standards Committee Chair

**ATTENTION:** If you are in possession of either the framed version of the approved Golden Keys paint color samples or the two binders with larger samples of the approved paint colors please return them to Jenny Scrivner at 6278 E Avalon or contact Jenny at 602-920-0837 to arrange for pick up.

## Events/Meetings/Social

Bridge Players	Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303
Mahjong	Fridays, 1:30pm Clubhouse Mel Henry 319-329-6577 (on hiatus for not)
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	June 28, & July 26, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Ladies Who Lunch	July 15, 2022 Retta Kelly 480-945-3303
Arch Stds. Committee	July 12 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
<b>HOA Board Meeting</b>	<b>Sept 20, 2022</b> Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)
Creative Crafters	July 5 & Aug 2, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377

Events

## The Gay Side of Life:

A guy calls 911 in a panic. "My wife is having a baby! Her contractions are only one minute apart!"



"Calm down," the 911 operator says. "Is this her first child?"

"No, you idiot!" the guy shouts. "This is her husband!"

A dad was trying to teach his kid about the evils of drinking. He put one worm in a glass of water and another worm in a glass of whiskey. The worm in the water survived but the worm in the whiskey curled up and died almost immediately. "All right, kid," the father began, "what does this little experiment prove to you about drinking?"

"Well," the kid replied thoughtfully, "it proves that if a person drinks alcohol he probably won't get worms."

## Trivia and Fun Facts - FUN INVENTIONS FROM THE '50's

Guys, do you remember Correction Fluid to fix mistakes - became known as "White Out"? For obvious reasons, our wives will not need this ...

Ladies, how many of you played with Barbie Dolls? – and your daughters and grand-daughters?



Color TV – I remember watching Bonanza at my Grandma's house in color!

The Lazy Bones was invented which was the first TV remote control – had to be careful not to trip over the wire connecting it to the TV, also at Grandma's.

The Diner's Club card was the first true credit card accepted by multiple merchants.

Can't forget Mr. Potato Head.



## SPECIAL BOARD of DIRECTORS MEETINGS – open to members/residents



The Board will continue to hold special meetings at the Clubhouse each Monday at 5:00pm to review member feedback on the governing documents, finalize changes for Community review, and discuss the process moving forward.

**Riddle:** You see a boat filled with people. It has not sunk, but when you look again you don't see a single person on the boat. Why?

Answer: Everyone in the boat was married!







## RECIPE OF THE MONTH - Fran Nicoletti

This recipe was printed in the New York Times. It is simple and very tasty.

### Rigatoni and Cauliflower al Forno

1 pound rigatoni or other large pasta shape 1 medium cauliflower, about 1 1/2 pounds

#### Extra-virgin olive oil Salt and pepper

1 tablespoon capers, roughly chopped

3 garlic cloves, minced

1/4 teaspoon crushed red pepper flakes, or more to taste

3 tablespoons roughly chopped sage, plus a few sage leaves left whole

1/2 teaspoon lemon zest 6 ounces coarsely grated fontina or mozzarella

2 ounces finely grated Romano cheese or other hard pecorino

2 tablespoons chopped flat-leaf parsley, for garnish

Everything you see I owe to spaghetti -Shopia Loren

Cook the rigatoni in well-salted water according to package directions, but drain while still quite al dente. (If directions call for 12 minutes cooking, cook for 10 instead 1/2 cup coarse dry bread crumbs. Rinse pasta with cool water, then drain again and set aside.

Heat oven to 400 degrees. Cut cauliflower in half from top to bottom. Cut out tough core and stem any extraneous leaves. Lay cauliflower flat side down and cut crosswise into rough 1/4-inch slices. Break into smaller pieces.

Put 3 tablespoons olive oil in a wide skillet over high heat. Add cauliflower slices, along with any crumbly pieces, in one layer. (Work in batches if necessary.) Let cauliflower brown and caramelize for about 2 minutes, then turn pieces over to brown the other side. Cook for another 2 minutes, or until the cauliflower is easily pierced with a fork. It's fine if some pieces don't brown evenly. Season generously with salt and pepper. Add capers, garlic, red pepper flakes, chopped sage, sage leaves and lemon zest and stir to coat.

Put cooked cauliflower mixture in a large mixing bowl. Add cooked rigatoni and fontina and toss. Transfer mixture to a lightly oiled baking dish. Top with Romano cheese, then with bread crumbs and drizzle with about 1 tablespoon olive oil. (Dish may be completed to this point up to several hours in advance and kept at room temperature, covered.)

Bake, uncovered, for about 20 minutes, until top is crisp and golden. Sprinkle with freshly chopped parsley before serving.

### 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@q.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

**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 e-mail: GKHOA.jenny.scrivner@gmail.com

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

★HAPPY★  
BIRTHDAY!

DeVito, Susan	7/2
Nicoletti, Francine	7/4
Rouse, Robert N.	7/6
Dallett, Nancy	7/7
Perry, Lynn	7/8
Rutherford, Vera	7/9
Hollenback, Kimberly	7/10
Pearson, Craig	7/11
Salisbury, Laurie	7/14
Van Witbeck, Mavis	7/17
Strickland, Nancy A	7/19
Heil, Jeannine	7/20
Langley, Debra	7/22
Coppins, Burge	7/23
Howe, Ruth	7/23
Delgado, Glenn Marie	7/26
Cramer, Barbara	7/27
Anderson, Robert M	7/27
Hawes, Paul	7/30
Shelly, Lisa Carol	7/31
Ferguson, Patricia	8/1
Christianson, Bruce	8/1
Haarde, Peggy	8/3
Miles, Stephen	8/4
Pham, Cong	8/8
Evan Engstrom	8/9
Husic, Carl J.	8/10
Bowden, Iver	8/11
Scrivner, Jenny	8/11
Evans, Donald	8/12
Portillo, Abner	8/15
Carey, Michelle	8/15
Garcia, Juanita	8/15
Sandberg, Karen	8/21
Naccarato, Frank	8/30

#### Recipe Corner-

Please submit recipes to:  
**msfran7441@hotmail.com**  
or drop it off at  
**6310 E. Pinchot Avenue.**  
Thanks- Fran



## Mahjong

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



**Bunco Clubhouse**  
June 28 & July 26 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  
nidallett@gmail.com  
**Sue Kern** 602-619-3377  
skernen@cox.net  
July 5, 2022 4-6pm  
RSVP please to Sue  
Clubhouse



**Ladies Who Lunch**  
Retta Kelly  
206-499-0249  
July 15, Noon  
Perfect Pair  
Tempe

**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 July 26 , & August 23, 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.

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

**Solid Waste 480-312-5600**

Thank you, Susan Kernen

## Summer Job:

Charley, a new retiree-greeter at Wal-Mart, just couldn't seem to get to work on time. Every day he was 5, 10, 15 minutes late. But he was a good worker, really tidy, clean-shaven, sharp-minded and a real credit to the company and obviously demonstrating their "Older Person Friendly" policies.



One day the boss called him into the office for a talk. "Charley, I have to tell you, I like your work ethic, you do a bang-up job when you finally get here; but your being late so often is quite bothersome."

"Yes, I know boss, and I am working on it."

"Well good, you are a team player. That's what I like to hear".

"Yes sir, I understand your concern and I will try harder".

Seeming puzzled, the manager went on to comment, "I know you're retired from the Armed Forces. What did they say to you there if you showed up in the morning late so often?"

The old man looked down at the floor, then smiled. He chuckled quietly, then said with a grin, "They usually saluted and said, Good morning, Admiral, can I get your coffee, sir"?

**Learn from yesterday, live for today, look to tomorrow,  
rest this afternoon.....**





**DRAFT – Golden Keys HOA Regular Board Meeting Minutes**  
Clubhouse 3016 N 62<sup>nd</sup> Place, Scottsdale, AZ 85251  
**June 21, 2022 – 7PM**

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

**Directors absent** Paul Hawes and Tom Kernen. In addition, no member was in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. Modification to reflect Jenny Scrivner as presenter of Communications and Finance reports.
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:**
  - o **Motion** to approve May 17, 2022, Board Meeting Minutes. **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - o **Motion** to approve May 2022, Financial Report. **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - o **Motion** to approve, March 27, 28, April 7 and April 9, 2022, **Member Feedback Minutes.** **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - o **Motion** to approve May 2, 9, 23, and June 13, 2022, **Special Board Meeting Minutes.** **Seconded; approved,** five yes, zero no, zero abstain, two absent.
4. **Standing Committee Reports**
  - a) **Architecture** - Jenny Scrivner
  - b) **Clubhouse** - Chris Anderson
  - c) **Community Liaison** - Christie Schroeder
  - d) **Communications** - Tom Kernen presented by Jenny Scrivner
  - e) **Finance** - Tom Kernen presented by Jenny Scrivner
  - f) **Landscaping** - Chris Anderson
  - g) **Pool** - Paul Hawes presented by Christie Schroeder
  - h) **Real Estate** - Pam Heckaman
5. **Old Business**
  - a) **Status of Revision to Governing Documents** - Jenny Scrivner
6. **New Business**
  - a) **Motion** to approve modifications to Private Party Regulation - Jenny Scrivner. **Motion withdrawn.**
  - b) **Motion** to approve modifications to Clubhouse Reservation Responsibilities - Jenny Scrivner. **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - c) **Motion** to approve modifications to Pool Rules - Jenny Scrivner. **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - d) **Motion:** Golden Keys HOA will not renew the SRP contract for Alley Lighting due to expire on September 30, 2022. - Chris Anderson. **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - e) **Motion** to approve Rogoz Electric bid for repairs and installation of lights and outside fans in clubhouse not to exceed \$2,480.00 - Christie Schroeder. **Seconded; approved,** five yes, zero no, zero abstain, two absent.
  - f) **Motion** to approve separate cost of new light fixtures/fans, items #1-6 not to exceed \$3,100.00 - Christie Schroeder. **Seconded; approved,** five yes, zero no, zero abstain, two absent.

- g) **Motion:** As apart of reimage of Clubhouse, approve cost of 1-large outdoor rug for south entrance, \$219.00, plus tax. - Christie Schroeder. **Seconded; approved, five yes, zero no, zero abstain, two absent.**
  - h) **Motion:** As apart of reimage of Clubhouse, approve cost of 1-small rug for north entrance. \$35.00, plus tax - Christie Schroeder. **Seconded; approved, five yes, zero no, zero abstain, two absent.**
  - i) **Motion:** Approve cost of 1- covered bulletin board \$345.00, plus tax - Christie Schroeder. **Seconded; approved, five yes, zero no, zero abstain, two absent.**
  - j) **Motion:** As apart of reimage of Clubhouse, approve cost of 2-outdoor cushioned lounge chairs for main room \$450.00, plus tax. - Christie Schroeder. **Seconded.**  
**Amended motion:** Table the motion till the September Board meeting to allow time for member comment. **Seconded.**
    - a. **Amendment approved, three yes, two no, zero abstain, two absent.**
    - b. **Motion tabled till September meeting**
  - k) **Motion:** Approve cost of framing Golden Keys memorabilia. - Christie Schroeder. **Motion withdrawn. Will revisit at September Board Meeting.**
7. **Open Forum**
  8. **Executive Session:** 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.
  9. **Adjourn** - Jenny Scrivener adjourned the meeting at 8:45 PM
  10. Respectfully submitted by Debbie Dillon, Secretary.



## Treasurer's Cash Summary Report a/o 5/31/2022

Submitted to Board of Directors

## CASH ASSETS

Checking	\$	121,381.16	
Savings	\$	62,266.68	
Vanguard	\$	180,398.23	
Vanguard - Settlement Cash Account	\$		398.23
<u>Surplus Savings</u>			
VG CD - GoldSach 2.25% 04/15/2024	\$		41,000.00
<u>Reserve Savings</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** \$ 364,046.07

## INCOME &amp; EXPENSE

05/01/2022- 05/1/2021 - 2022-23  
5/31/2022 5/31/2022 Budget

## INCOME

H/O Assessments <sup>1</sup>	\$	126,235.00	\$	126,235.00	\$	128,800.00
H/O Pre-paid Assessments <sup>2</sup>	\$	(16,100.00)	\$	(16,100.00)		
Late Fees	\$	-	\$	-		
Interest-Savings Acct	\$	0.41	\$	0.41	\$	4.50
Reserve -CD Interest	\$	-	\$	-	\$	1,246.45
Vanguard Dividend Income	\$	0.21	\$	0.21	\$	1.25
Transfer Fee - purchasing home	\$	-	\$	-	\$	4,400.00
<b>Total Income</b>	<b>\$</b>	<b>110,135.62</b>	<b>\$</b>	<b>110,135.62</b>	<b>\$</b>	<b>134,452.20</b>

## OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	3,028.95	\$	3,028.95	\$	14,199.00
CLUBHOUSE---Expenses	\$	400.00	\$	400.00	\$	6,272.00
LANDSCAPING---Expenses	\$	2,515.00	\$	2,515.00	\$	46,375.00
POOL UPKEEP---Expenses	\$	3,922.03	\$	3,922.03	\$	18,550.00
REAL ESTATE---Expenses	\$	-	\$	-	\$	50.00
UTILITIES---common areas	\$	2,232.90	\$	2,232.90	\$	27,499.20
<b>Total Operating Expenses</b>	<b>\$</b>	<b>12,098.88</b>	<b>\$</b>	<b>12,098.88</b>	<b>\$</b>	<b>112,945.20</b>

**NET FY 2021-2022 OPERATING BALANCE<sup>1</sup>** \$ 98,036.74 \$ 98,036.74 \$ 21,507.00

**TOTAL RESERVE EXPENDITURES** \$ - \$ -

## FOOTNOTES

<sup>1</sup> Total amount of H/O assessments received for FY 2022-23

<sup>2</sup> \$16,100.00 Collected prior to May 1, 2022 for FY 2022-23

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

**Minutes Architectural Standards Committee (ASC) Meeting**  
**Clubhouse: 5:00 PM, June 14, 2022**

**Attendees:** Debbie Dillon, Pam Heckaman, Retta Kelly, Jenny Scrivner, Martha Spruell

**Absent:** none

**Approval of minutes:**

- May 12, 2022, meeting minutes – approved unanimously

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

- 6290 E Catalina Dr – approved unanimously

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

- 6330 E Catalina Dr – repaint colors from the palette (Saybrook Sage-Base; Monroe Bisque-trim)
- 3041 N 62<sup>nd</sup> St – Repaint same colors; repair board and batten; replace door & gutters

**Other Topics:**

- Neighborhood Assessments:
  - Spring 2022 Walkthrough – properties with findings – 41
    - Landscape findings: 31-30 complete as of 5/29/22
    - Paint/structure findings: 16- 5 complete as of 5/29/22
  - Spring 2021 Walkthrough – properties with findings – 40 (Landscape-13; Building-30) – all complete except 1 building change.
  - 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 6/30/2022.
  - Spring 2020 Assessment (4/9-13): Properties with findings: 45
    - As of 3/28/22: all resolved except one with work partially complete. Referred to board at May 2022 board meeting.
- 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 – 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 - Gov Docs committee proposal
    - Trash and recycling receptacle rules - Gov Docs committee proposal
    - Duct work/AC related rules - Gov Docs committee proposal
    - Specific noise hours per City of Scottsdale building code - Gov Docs committee proposal
    - Constrain Yard Art-Member Feedback session re Gov Docs
- Applications are due **July 2, 2022**, for the agenda of the **July 12, 2022**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Cancel

# June Clubhouse Report



To: [Christine Schroeder](#)

Cc/Bcc, From: [cks0@cox.net](mailto:cks0@cox.net)

Subject: June Clubhouse Report

We have had two (2) reservations and now also have a standing reservation for every Tuesday and Thursday from 7:30-8:30am.

Three (3) bids have been received for updating our electrical fixtures and adding a dedicated plug for the refrigerator. All are vendors Golden Keys has used in the past. Their quotes are attached. I recommend we do all of the electrical work at one time to avoid repeated trip charges.

All of the electricians feel we will need to update our panel in the future, but none are available at the present time. None were willing to quote the cost of the panel update.

I also recommend that we purchase new door rugs and furniture for the clubhouse. The lack of seating has been mentioned by many and prevents socialization.

I further would like to have memorabilia about Golden Keys framed.

Sent from my iPad



## Costs

\$2,480 Rogoz Electric - will not replace exhaust fans

\$4,300 Triple R Electric - will purchase and install new exhaust fans, included in bid

\$2,420 Apollo Electric - will try to repair exhaust fans

Apollo was Barry Down's recommendation and I would hire him.

### New light fixtures

\$350ea/700 - 2 outdoor fans

\$250ea/500 - 2 outdoor pendant lights

\$150ea/900 - 6 pendant lights in main room

\$50&185/235 - 2 kitchen lights

\$185ea/370 - 2 bathroom vanity lights

\$50/100 - 2 hallway lights

\$2,805 total for new fixtures excluding tax

### Extras

\$219 - large outdoor rug for south entrance

\$35 - small rug for north entrance

\$345 - covered bulletin board

\$450 - 2 outdoor cushioned lounge chairs for main room

? - cost of framing Golden Keys memorabilia

\$1,049 excluding tax and framing costs

\$6,274 approximate cost to begin updating clubhouse

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

**June 21, 2022**

1. Production of the Key Lines and curation of the web site continue as planned.

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

June 21, 2022

- 1) Bank accounts are balanced for May 2022.
  - a) Monthly reports distributed to all Directors for review on June 5.
  - b) All invoices received through June 19 are paid in full.
- 2) Assessments are paid in full for 181 members.
  - a) 2 of the 3 outstanding accounts have made partial payments.
  - b) Late fees have been assessed and updated statements have been mailed to members with outstanding balances.
- 3) I have updated and filed the **2022-23 Arizona Corporation Commission Report** for the association.
- 4) Directors, please mark your calendars now ... the **2023-24 Budget Planning Meeting** will be held Monday, February 6, 2023, starting at 5:00 PM – at the Clubhouse. Going forward, I plan to schedule the annual budget planning meeting on the first Monday in February.
- 5) Several economic and business factors have caused me to be extra-sensitive to both our spending and the management of any variance from our current budget. The obvious issues relate to inflation, an increase in unpaid assessments, and the higher standards we have set for vendor selection.

I encourage all committee chairpersons to be actively involved in reviewing monthly expenditures, and when possible, review expenses before they are incurred. I am trying to make certain all invoices are shared with the committee chairpersons when they are received. *While I pay the invoices as presented, each chairperson should review the details and call out any concerns to the vendor for charges that are made.*

If our spending and expenses indicate further concern as the fiscal year progresses, it may be necessary for the Board to implement a spending freeze. For now, I encourage the Board to be diligent in the consideration all requests for spending outside of budget and normal expenses, plus necessary maintenance and repairs.



# Golden Keys HOA

Landscape Committee Report

June 2022

Chris Anderson

The trimming of all the palms, olive trees and one sumac on the west side wall of clubhouse common area was completed on June 13-14, 2022. Some issues were reported to AZMetroscapes: after first day around the pool - the umbrellas were not put back on and this was done with help of those playing bridge at the clubhouse, palm fronds were left in the pool (Paul fished those out), a palm frond fell on the clubhouse roof, the Pinchot gate was left open and a column cactus was damaged on 62nd Place.

Additionally, I took two calls from residents: 1) caller was unhappy with the private bid she received to trim her own palm tree - I told her that was between her and vendor, 2) caller wanted trees trimmed that were hanging over northwest wall along 61st Place - I told him the trees were not part of the common area and he could contact the City if they were blocking the sidewalk. (I have photos).

Landscape Committee was held on May 20 attended by five residents. Purpose was to discuss three major landscape issues: 1) oak tree irrigation, 2) measurement of current grass coverage and development of design plan, and 3) obtaining bids for irrigation, design and implementation.

The gate on Pinchot will remain padlocked pending irrigation modification and the gates will be repaired/and or replaced after modification.

Two irrigation repairs were done by AZMetroscapes: 1) in response to water in the street from island directly south of pool - this was repaired the next day during regularly scheduled work, and 2) swimmers called and reported leak in area in SE corner of pool area (this was repaired the same day).

A drip/leak in the backflow on the south side of Pinchot on 61st Place was reported and the backflow testing vendor made this repair (so far without charge).

JUNE 15, 2022

GOLDEN KEYS POOL REPORT MAY 2022 .

The month of May brought many days of warm swimming weather. Around the 11th of May our pool service company owner Greg Parker informed me that he would be retiring as of May 26, 2022. That gave us 14 days to select and approve a new pool cleaning company. We selected Acrobat Pool Tech LLC, a family organization, which has been approved by the Board. You will see a young lady Kiana performing the cleaning weekly, each Monday and Friday. I will welcome any input or suggestions owners might have. pshawes@q.com or 480/206-5902

On June 8, 2022 Christine Schroeder and I had a meeting with the Clubhouse and Pool committee to discuss some potential changes or additions to both areas. Christine identified several of the areas that she has presented for consideration. The possible pool changes or additions will be presented sometime in September or October.

PAUL HAWES

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF JUNE 21, 2022**

May 18 - June 21 closings:

There was one closing this past month:

6213 E Avalon - Darrell Dern

There are no homes currently in escrow.

There are two homes listed for sale:

6309 E Avalon

6258 E Avalon

**Leased Properties:**

There are currently five leased properties.

Respectfully Submitted By:

Pam Heckaman