

KEY LINES

July-August 2022

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Next Board Meeting
Sept 20, 2022
Clubhouse
5pm

In Remembrance

*Those that are not
longer with us*

**LABOR
DAY**

September 5, 2022

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



GLIMPSE of the FINISH LINE

The huge project to update the Association's governing documents (the By-Laws and the Declaration - often referred to as the CCR&R's) has been underway for 2½ years. The work has been performed by volunteer members of the Community and members of the Board of Directors ... **and the FINISH LINE is in sight!**

Some amazing metrics highlight the commitment and effort put forth in getting this point:

The **members' committee (formed in 2019) met approximately 100 times** to get to the point of creating and distributing a draft of updates for Community review.

10 community-wide meetings were held to gather feedback from the Community.

The committee finalized their changes in 2021 and turned the project over the Board.

More than 20 special open Board meetings were held to review the documents and make changes and adjustments considered appropriate.

An updated draft was distributed to the Community in the spring of 2022 and **4 additional community-wide meetings** were held to receive feedback – written comments was also accepted during this review period.

Additional special open Board meetings were held to consider the feedback that was received and determine final updates to the documents.

All the changes and corrections are now being incorporated into the final documents. Once that work is complete, the board will perform a final review and ask our legal counsel to review the documents. The Board's goal is to complete that process by mid-September.

Following that review and evaluating changes suggested by the attorney, the Board will finalize and prepare print copies of the final documents to be submitted to the Community for the **members' vote**. The Board plans to schedule the voting process to begin in October in order to allow more of our seasonal residents to be onsite.

The Social Committee has offered to organize our first social since the start of the crazy COVID era. The social is tentatively planned for late October. This will certainly be a fantastic opportunity to bring the Community together to highlight the vote, meet the newer residents, and reacquaint ourselves with those we have not seen for a while. Since the start of the COVID era, about 20% of the homes in Golden Keys have been sold and new residents have joined our Community. **The end is indeed in sight!**



Arizona Fall Restaurant Week: September 16-25 – for details, check the website <https://arizonarestaurantweek.com/>

Chocolate And Art Show - Phoenix - 10 Year Anniversary: September 16 & 17 – for details, visit <https://www.facebook.com/events/phoenix-arizona/chocolate-and-art-show-phoenix-10-year-anniversary/2607322106167215/>

Scottsdale Wine Trail: Six Arizona wineries with tasting rooms within walking distance in downtown have joined forces to launch the first ever “Scottsdale Wine Trail.” Check the website <https://www.scottsdalewinetrail.com/about/>

Scottsdale Fashion Square: A great place to stroll around in air conditioning and watch all of the beautiful people. Fashion Square is a great place to check out fashion that you cannot afford, it will and causes you to ask, “Who would wear something like that?” Well, wait 10 minutes and that last question will be answered for you. There are many great food options in the mall and nearby.



Social Committee:

The Social Committee is looking for new members. It is a fun committee to serve on. For our next event, we are hoping to organize a safe Halloween gathering. Please contact **Sue Kern** if you are interested:

skernen@cox.net or Please give me a call **602-619-3377**.

Meet Your New Neighbors – .

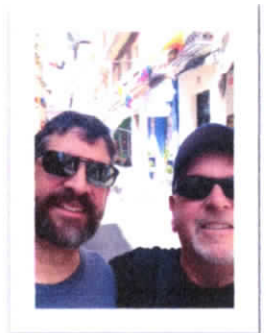
Darrell Dern and Enrique (Henry) Sanchez, 6213 E Avalon Dr.

Henry Sanchez first saw the 6213 E Avalon property as the realtor of the prior owner, a friend from the Elk’s Lodge. When Darrell Dern, Henry’s partner, saw the property he suggested they purchase it as a rental and Henry convinced Darrell to downsize from their home in Phoenix and move into Golden Keys. The rest is history.

Darrell was born in Oak Park, Illinois. He has a twin brother (now deceased) and two sisters. He has two children in their late 20s from his first marriage. After a lengthy career as a speech and language pathologist and a stint in Special Education administration he worked for a short time in a medical sales position with Optifast (known for being promoted by Oprah Winfrey). He is currently working for the Tolleson Union School district and about to obtain his doctorate from Rocky Mountain University of Health Professionals.

Henry was born in Peru, Indiana (while his father was assigned to the Grissom Air Force base). His parents met in Spain when his father was assigned to the US Embassy. He has lived in Paraguay and Panama before moving here in the 1980s. He had a career in IT before becoming a real estate agent.

Darrell and Henry met through their fitness trainer at LA Fitness and have been together for the last 8 years. They love travelling and Henry is a scuba instructor, and Darrell is a dive master.



– Gloria Keenan and Jenny Scrivner

Safety Tips: Things to do around your home



As we approach fall, many of our seasonal residents are returning to Golden Keys – we are excited to see everyone. Here is a great tip for those who have been away, and for our year-round residents.

Use the seasonal transition as a reminder check the batteries in your smoke alarms and other devices that require annual checks. Changing out a battery can save your life.

Also, isn't it better to change out a battery a couple of months early rather than 1-day too late – have you noticed those alarms only start chirping in the middle of the night?

You should also think about you're A/C filter plus any water filters that you have.

I often caution our residents not to use ladders if there is the least bit of concern for your safety. Ask a younger family member to help or check out one of the commercial services – you can find them by googling "smoke detector battery replacement services".



Zen Quotes:

"The only really valuable thing is intuition." – *Albert Einstein, Scientist*

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 **Sep 3, 2022** to be on the agenda for the meeting on **Sep 13, 2022**.

Events/Meetings/Social

Bridge Players	Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303	
Poker	Wednesday @ clubhouse Bruce Cross – 602-920-6003 bcross42@cox.net	
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	No Bunco in August Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423	
Ladies Who Lunch	August 19, 2022 Noon Retta Kelly 480-945-3303	
Arch Stds. Committee	Sep 13, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837	
HOA Board Meeting	Sep 20, 2022 Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)	
Creative Crafters	Sept 5, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377	

The Gay Side of Life: Here's How Bad Inflation Is:

My neighbor got a pre-declined credit card in the mail.

CEOs are now playing miniature golf.

Exxon-Mobil laid off 25 Congressmen.

McDonald's is selling the 1/4 ounce.

Parents in Beverly Hills fired their nannies and learned their children's names.

A truckload of Americans was caught sneaking into Mexico.

A picture is now only worth 200 words.

When Bill and Hillary travel together, they now have to share a room.

The Treasure Island casino in Las Vegas is now managed by Somali pirates.

Called to get Blue Book value on my car. They asked if gas tank was full or empty.

And finally... I was so depressed last night thinking about the economy, wars, jobs, my savings, Social Security, retirement funds, etc., I called the Suicide Hotline. I got a call center in Afghanistan, and when I told them I was suicidal, they got all excited and asked if I could drive a truck.



Trivia and Fun Facts - JOHN TYLER's FAMILY TREE

John Tyler (born March 29, 1790) was the 10th President of the United States, serving from 1841 to 1845. One of President John Tyler's grandsons passed away in 2020, and another is still alive today! Since President Tyler was born in 1790, how is this possible?

President Tyler was 63 when his son Lyon Tyler was born in 1853. Lyon's son, Harrison Ruffin Tyler, was born when he was 75. President Tyler's living grandson, Harrison Tyler, is 93. Lyon's other son (Lyon Jr.) passed away in 2020 at the age of 95. Also interesting is that, through his mother (Susan Ruffin), Harrison is also a descendant of Pocahontas. The Tyler family still maintains the President's home, Sherwood Forest Plantation in Virginia.



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.



The Board of Directors will meet Monday, February 6th, 2023, in a workshop to prepare the 2023-24 budget at the clubhouse.

Riddle: What can travel all around the world without leaving its corner?



Answer: A Stamp



RECIPE OF THE MONTH - Fran Nicoletti

This was featured on the Rachael Ray show and after trying it, I decided to share it. Enjoy!

Strawberry Honey Jam:

1lb. strawberries, hulled and diced

½ cup honey

In a saucepan, cook strawberries over medium heat until thickened like jam stirring often. Add honey and cook another 5-7 minutes. Let cool.

Serve over plain Greek yogurt or on toast or scones or your choice.

"The lovely flowers embarrass me,
They make me regret I am not a bee."

—Emily Dickinson

Recipe Corner-

Please submit recipes to: lmsfran7441@hotmail.com
or drop it off at **6310 E. Pinchot Avenue.**

Thanks— Fran



HAPPY BIRTHDAY!

Van Diest, Carol	9/1
Henry, David L.	9/2
Savoy, Carolyn	9/3
Hayes, Sherie G.	9/3
Winders, Beverly	9/11
Spruell, Martha	9/11
Diaz, Nettie	9/15
Heckaman, Pam	9/23
Wallens, Leon	9/26
Downs, Barry J.	9/28
Kelsey, Mary Jo	9/28
Nicoletti, Robert MD	9/29
Krogseng, James	9/30

Did you know these few strawberry facts?

1. The average strawberry has 200 seeds.
2. A strawberry flower averages five to seven petals
3. Strawberries are the first fruit to ripen in the spring.
4. The majority of the roots are located in the top 3 inches of soil.
5. 94% of American households consume the berries.
6. One acre of land can grow about 50,000 pounds of strawberries.
7. Strawberries are grown in every single U.S. state and Canadian province.



Life is short,

Time is fast.

No replay, No rewind,

So enjoy every moment

as it comes.



Communications Committee

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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 c email: GKHOA.jenny.scrivner@gmail.com

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





Bunco Clubhouse
NO BUNCO in Aug
Next date is
Sept 27, 6pm
Clubhouse
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
Sept 6, 2022 4-6pm
RSVP please to Sue



Ladies Who Lunch
Retta Kelly
206-499-0249
Aug 19, Noon
Pomo
Shops @ Gainey Ranch



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 August 22, & Sept 26, 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 Kernan

If you like to organize, plan parties and menus, please contact Sue Kernan, the Social Committee could use your help.



skernen@cox.net or 602-619-3377

Residents of Golden Keys:

Beware there is a coyote on the loose in Golden Keys. Please be sure to watch after your pets, a coyote was seen in someone backyard on Catalina. Yikes!!!

Reminder, please don't feed any stray dogs, cats and other critters you may find in the neighborhood, it will encourage others animals to want to stay.



Keep looking up....that's the secret of life!



Alley Lights

As briefly noted in the June KeyLines, after more than one year of research on costs, impact on residents and alternatives, the board voted not to renew the SRP contract for the Alley Lights due to expire on September 22, 2022.

Financial Analysis: The future repair, replacement or modification of the alley lights is cost prohibitive. Quoted costs, not including trenching, conduit and J-boxes were in excess of \$1,760 per pole. Any modification to the lights north of Avalon would include pole replacement because SRP no longer installs lights on electric poles, but requires a new pole light.

Resident Comments: The lights have been contentious since installation, with some residents having lights installed behind their houses even though they opted out. Additionally, the lights north of Avalon cannot be shielded and any modification is costly.

Alternatives: Modern economical alternatives (solar and electric, static and motion) to alley lights are abundant and permit homeowners to customize their preferences. There is research on both sides concerning the efficacy of static alley lights versus motion lights.

The Board did not make this decision lightly. The survey for community input received 97 responses and included some full page responses with extremely strong opinions on both sides.

Option 1 - HOA does not renew the contract and instructs SRP to remove the current lights at the expiration of the contract - 43 responses.

Option 2 - HOA does not renew the contract, but continues to pay for the electricity for the alley lights and assumes maintenance of the lights - 8 responses.

Option 3 - HOA renews the contract, but has lights removed if requested by any homeowner(s) affected (under the current contract removal is \$332/per light). HOA would assume maintenance after ten years - 14 responses.

Option 4 - HOA should renew the contract as is. The HOA will be responsible for maintenance after ten years 32 responses.

Because of excessive costs, alternatives and the negative impact on the residents who do not want alley lights, the board unanimously voted in favor of canceling the contract (five in favor and two absent).

Here are some resources for additional information:

<https://cescos.fau.edu/observatory/lightpol-security.html>

<http://illinoislighting.org/crime.html>

When installing any outdoor lighting, please be mindful of the City of Scottsdale exterior lighting requirements.

<https://www.scottsdaleaz.gov/planning-development/long-range-planning/lighting>

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 6/30/2022
Submitted to Board of Directors

CASH ASSETS

Checking	\$	78,692.70	
Savings	\$	62,267.19	
Vanguard	\$	198,083.72	
Vanguard - Settlement Cash Account	\$	83.72	
<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	
VG CD - BMOHarris 3.15% 06/17/25	\$	18,000.00	
Accounts Receivable	\$	(1.00)	
Total Cash Assets	\$	339,042.61	

INCOME & EXPENSE

INCOME

	06/01/2022- 6/30/2022	05/1/2021 - 6/30/2022	2022-23 Budget
H/O Assessments ¹	\$ 1,400.00	\$ 111,605.00	\$ 128,800.00
H/O Pre-paid Assessments ²	\$ -	\$ (16,100.00)	
Late Fees	\$ 70.00	\$ 70.00	
Interest-Savings Acct	\$ 0.51	\$ 0.92	\$ 4.50
Reserve -CD Interest	\$ -	\$ -	\$ 1,246.45
Vanguard Dividend Income	\$ 6.19	\$ 6.40	\$ 1.25
Transfer Fee - purchasing home	\$ 400.00	\$ 400.00	\$ 4,400.00
Uncategorized Income	\$ 56.15	\$ 56.15	\$ -
Total Income	\$ 1,932.85	\$ 96,038.47	\$ 134,452.20

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$ 1,707.65	\$ 4,736.60	\$ 14,199.00
CLUBHOUSE---Expenses	\$ 3,397.99	\$ 3,797.99	\$ 6,272.00
LANDSCAPING---Expenses	\$ 13,012.50	\$ 15,527.50	\$ 46,375.00
POOL UPKEEP---Expenses	\$ 4,514.85	\$ 8,436.88	\$ 18,550.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 50.00
UTILITIES---common areas	\$ 2,393.86	\$ 4,626.76	\$ 27,499.20
Total Operating Expenses	\$25,026.85	\$ 37,125.73	\$ 112,945.20

NET FY 2022-2023 OPERATING BALANCE

	\$ (23,094.00)	\$ 58,912.74	\$ 21,507.00
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TOTAL RESERVE EXPENDITURES

	\$ -	\$ -	
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FOOTNOTES

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

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

CASH ASSETS

Checking	\$	71,596.49	
Savings	\$	62,267.72	
Vanguard	\$	198,279.32	
Vanguard - Settlement Cash Account	\$	279.32	
<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	
VG CD - BMOHarris 3.15% 06/17/25	\$	18,000.00	

Total Cash Assets \$ 332,143.53

INCOME & EXPENSE

07/01/2022- 05/1/2021 - 2022-23
7/31/2022 7/31/2022 Budget

INCOME

H/O Assessments	\$	-	\$ 111,535.00	\$ 128,800.00
Late Fees	\$	-	\$ 70.00	
Interest-Savings Acct	\$	0.53	\$ 1.45	\$ 4.50
Reserve -CD Interest	\$	-	\$ -	\$ 1,246.45
Vanguard Dividend Income	\$	195.60	\$ 202.00	\$ 1.25
Transfer Fee - purchasing home	\$	-	\$ 400.00	\$ 4,400.00
Uncategorized Income	\$	-	\$ 56.15	\$ -
Total Income	\$	196.13	\$ 112,264.60	\$ 134,452.20

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	-	\$ 4,736.60	\$ 14,199.00
CLUBHOUSE---Expenses	\$	2,968.64	\$ 6,766.63	\$ 6,272.00
LANDSCAPING---Expenses	\$	2,822.08	\$ 18,349.58	\$ 46,375.00
POOL UPKEEP---Expenses	\$	1,425.32	\$ 9,862.20	\$ 18,550.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	2,615.15	\$ 7,241.91	\$ 27,499.20
Total Operating Expenses	\$	9,831.19	\$ 46,956.92	\$ 112,945.20

NET FY 2022-2023 OPERATING BALANCE

\$ -
\$ (9,635.06) \$ 65,307.68 \$ 21,507.00

TOTAL RESERVE EXPENDITURES

\$ - \$ -

\$ 9,831.19 \$ 46,956.92
\$ 112,945.20