

# KEY LINES

September 2022

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## Next Board Meeting

Oct 18, 2022  
Clubhouse  
5pm



## In Remembrance

Robert Nicoletti  
Sept/Pinchot



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



## MAILING ADDRESSES

Every member of Golden Keys should soon receive packages for voting and certification to approve the revised Governing Documents. The mailings will come to the address each member currently has on file as their preferred mailing address.

If your Golden Keys home is your preferred mailing address, the packages will be hand-delivered.

If you have provided the HOA with a mailing address outside of Golden Keys, please make certain that address is up to date – the packages will be mailed to that address. Members who are returning to Golden Keys on or after October 1 may request that the packages be hand-delivered locally.

If you are not certain of the mailing address that you have on file, please contact Tom Kernen immediately – there are several options:

Send an email with your preferred mailing address to  
[gkhoa\\_tom.kernen@yahoo.com](mailto:gkhoa_tom.kernen@yahoo.com)

Mail or hand deliver a request to Tom – 6301 E Pinchot  
Text Tom at 602-619-2700

## VOTING

The required approval processes for the updated Declaration of the CC&R's and the Bylaws are being clarified. There are different approval requirements for these 2 documents as defined by Arizona State Law and our existing documents.

While the final approval processes are close to being finalized, we believe that there will be 2 separate requests for Member approvals. The revised and restated Declaration will need to be certified by our Members. A second procedure to approve the updated Bylaws will require a Yes/No vote.

## SAVE the DATE

Please mark your calendars to save the date – October 30. In addition to the in-person voting opportunity, a short members meeting will be held to announce the vote status.

We are excited that the Social Committee will host our first post-Covid gathering – with a Halloween theme. Plans are not yet finalized but there will be food, friends, and fun! We really want to see as many of our residents as possible – it will be a great opportunity to reacquaint everyone and to meet our new neighbors. Details will be forthcoming in the next few weeks.

**VOTE**

OCTOBER  
**30**



## THINGS TO DO AROUND SCOTTSDALE

**Arizona Fall League Baseball:** This is one of the best values (\$8.00 for seniors) and fun opportunities in AZ. There are several parks around the Valley where games are played – these include Scottsdale Stadium and Salt River Fields. Games start October 3 with open seating. Details can be found at <https://www.mlb.com/arizona-fall-league/about>

**Old Town Farmers Market:** Every Saturday starting October 1 at 8:00 AM – 3806 N Brown Ave in Old Town Scottsdale. Learn more at <https://arizonacommunityfarmersmarkets.com/old-town-scottsdale>

**Day Drives to Fall Foliage:** You may have heard the rumor that Arizona doesn't have four distinct seasons – Well, we're happy to tell you that nothing could be further from the truth! In fact, you'll find glorious fall foliage just a short drive from Scottsdale. Here are the best places for leaf peepers to catch all the colors of the season:

<https://www.experiencescottsdale.com/stories/post/day-drives-to-fall-foliage/>



### 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 Kernen** if you are interested:

[skernen@cox.net](mailto:skernen@cox.net) or Please give me a call **602-619-3377**.

### Meet Your New Neighbors – Ted and Tina Ardans, 6258 E Avalon Dr.

Tina's family immigrated to Arizona from Mexico when she was 9 years old. Ted was born in Scottsdale in the early 60s and has fond memories of bringing his toy six guns when his family ate at Mag's Ham Bun. Ted and Tina met shortly after she graduated from high school. Ted was working at the same green house that Tina's mom worked at, so he had known her mom for a while before meeting Tina. Driving past the nursery in her little ancient Datsun on the way to school and work she noticed that his car was the first one there and last one to leave every day. They dated for two years, decided to get married by a Justice of the Peace, and their bond and teamwork has grown through each phase of their lives. They have two sons: Nico, and Marcel.

Ted continued to work long and hard to grow his knowledge and experience in the green house industry while Tina worked long and hard to manage their home and family needs, while also using her interests and skills to run several side businesses. They moved to Bellingham, Washington when Ted was offered a job with a 100 yr old family-owned business that supplies the nurseries of major corporations (i.e., Home Depot) across the US. He eventually became the lead agricultural engineer for that business.

Ted's hard work enabled him to retire early. He and Tina are transitioning to the next stage of their lives and decided to come back 'home' to Phoenix. Tina is looking forward to joining Crafters and the book club, at a minimum. They both like to walk and are looking forward to meeting many neighbors soon.

– Gloria Keenan and Jenny Scrivner

## Safety Tips: SAFETY TIPS - What to do if you fall



Whether you are at home or somewhere else, a sudden fall can be startling and upsetting. If you do fall, stay as calm as possible.

Take several deep breaths to try to relax. Remain still on the floor or ground for a few moments. This will help you get over the shock of falling.

Decide if you are hurt before getting up. Getting up too quickly or in the wrong way could make an injury worse.

If you think you can get up safely without help, roll over onto your side. Rest again while your body and blood pressure adjust. Slowly get up on your hands and knees, and crawl to a sturdy chair.

Put your hands on the chair seat and slide one foot forward so that it is flat on the floor. Keep the other leg bent so the knee is on the floor. From this kneeling position, slowly rise and turn your body to sit in the chair.

If you are hurt or cannot get up on your own, ask someone for help or call 911. If you are alone, try to get into a comfortable position and wait for help to arrive.

Carrying a mobile or portable phone with you as you move about your house could make it easier to call someone if you need assistance. An emergency response system, which lets you push a button on a special necklace or bracelet to call for help, is another option.



Zen Quotes: "Happiness is here, and now." Thich Nhat Hahn

### 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 **Oct 1, 2022** to be on the agenda for the meeting on **Oct 11, 2022**.

*-Jenny Scrivner, Architectural Standards Committee Chair*

### Events/Meetings/Social

Bridge Players	Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303	
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	Sept 27 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423	
Ladies Who Lunch	Oct 21, 2022 Noon Gloria Keenan 602-228-3189 3rd Friday of each month	
Arch Stds. Committee	Oct 11, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837	
<b>HOA Board Meeting</b>	<b>Oct 18 , 2022</b> Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)	
Creative Crafters	Oct 4, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernen 602-619-3377	

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

Grandma and Grandpa are trying to console Susie, whose dog, Skipper, has died. "You know," Grandma said, "it's not so bad. Skipper's probably up in heaven right now, having a grand old time with God. "Susie stops crying and asks, "What would God want with a dead dog?"

After traveling on business,, Tim thinks it would be nice to bring his girlfriend a little gift. How about some perfume?" he asks the cosmetics clerk. She shows him a fifty dollar bottle.

"That's a bit much," says Tim, so she returns with a smaller bottle for thirty dollars. "That's still quite a bit," Tim complains. Growing annoyed, the clerk brings out a tiny fifteen-dollar bottle. "What I mean," said Tim, "is I'd like to see something really cheap." So the clerk Handed him a mirror.



A couple is sitting on the porch sipping wine. The wife says, "I love you." The husband asks, "Is that you or the wine talking?" The wife replies, "It's me, talking to the wine."



## Trivia and Fun Facts - WEIRD FACTS about OUR FASCINATING WORLD

**In Italy, there is a fountain that flows red wine 24 hours a day.**

*The Fontana Del Vino is located just south of Rome.*

**Square watermelons are sold in Japan in order to take up less space in the refrigerator.**

Genius!! Farmers create a square-shaped watermelon by placing a square tempered glass around the vine.

**Panda nannies are hired in China to take care of baby pandas and are paid \$32,000 a year, receive free meals, and accommodation.**

Plus, use of an SUV – there must be a long line of applicants.

**Switzerland consumes the most chocolate in the world at approximately 21 pounds a year per person.**

My great-great grandfather (Rudolph) came from Switzerland in the 1840's – explains a lot..

**In Kentucky, the number of bourbon barrels outnumber the population by more than 2 million.**

Party in Kentucky!

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

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



The **City of Scottsdale** has asked residents and businesses to NOT overseed this winter season.

The benefits are that you will save: **WATER**

Money (cost of fertilizer, seed, and labor), Labor (no blowing – no mowing), Your summer lawn will be healthier.

Learn more at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) and search on "water".

**Riddle:** First I am dry, then I am wet; The longer I swim, the more taste you get. What am I?



Answer: A teabag



## RECIPE OF THE MONTH - Sue Kernen

Bev Aldrich shared this quick, easy and yummy recipe. Thanks Bev!

### Bev's Fiesta Dip

16 oz sour cream  
 1 small can chopped green chilies'  
 1 small can chopped black olives  
 1 cup grated cheese  
 1 package Hidden Valley Fiesta Ranch dip

*The must haves at a Super Bowl party are women, music and some chips and dips. -Michael Sorrentino*

Mix all the ingredients together and refrigerate until ready to serve. Serve with tortilla chips, crackers, or pita bread. Great dip for party!

★HAPPY★  
BIRTHDAY!

Sinadinos, Nick	10/6
Yu, Kuochun	10/18



I had a happy childhood. My dad used to put me in tires and roll me down hills. Those were the Goodyears!

### Recipe Corner-

Please submit recipes to: [skernen@cox.net](mailto:skernen@cox.net)  
 or drop it off at **6301 E. Pinchot Avenue.**  
 Thanks— Sue



## One-liner Jokes



What do farmers wear under their shirt when they're cold? A har-vest.  
 How do trees get on the Internet? They just log on.  
 What can a whole apple do that half an apple can't do? It can look round.  
 Why shouldn't you tell a secret in a cornfield? Because the corn has ears.  
 How do you fix a broken pumpkin? With a pumpkin patch!  
 What happened when the turkey got in a fight? The stuffing was knocked out of him.  
 What is it called when a tree takes some time off? Paid leaf

## Communications Committee

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**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 [chrisanderson213@gmail.com](mailto:chrisanderson213@gmail.com)  
**Paint request** / Jenny Scrivner 602-920-0837 c email: [GKHOA.jenny.scrivner@gmail.com](mailto:GKHOA.jenny.scrivner@gmail.com)  
**Real Estate** /Pam Heckaman 602-481-2216 [gkhoarealestate@gmail.com](mailto:gkhoarealestate@gmail.com) (Cecily DeRosa-Welcome Neighbors)





**Bunco Clubhouse**  
 Next date is  
**Sept 27, 6pm**  
 Next **Oct 25th**  
**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  
**Oct 4, 2022 4-6pm**  
**RSVP please to Sue**  
**Open class Clubhouse**



**Ladies Who Lunch**  
 Gloria Keenan  
 602-228-3189  
**Oct 21, Noon**  
**Eggstasy**  
**Scottsdale**



**Men's Lunch**  
 for more infor-  
 mation 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 , **Sept 26, 2022, next Oct 24, 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


**For sale: 2 electric recliners, beige color, excellent condition.**  
**\$300.00 each or 2 for \$550.00**  
**Contact Norma Pearson**  
**Call or text 315-382-2669**  
**Please leave a message if no one answers**



**Fall Neighborhood Walkthrough:**  
 The semi-annual walkthrough of the neighborhood by the Architectural Standards Committee (ASC) is scheduled for (to be provided). In the fall walkthrough we identify landscaping maintenance concerns: excessive weeds or landscaping encroaching on sidewalks or too far into the alley. Please start now removing weeds from your yard and from your half of the alley. Per City of Scottsdale regulations you are responsible for the half of the alley closest to your property. Make sure trees that overhang sidewalks are no lower than 8 feet above the sidewalk and make sure landscaping is trimmed so it doesn't encroach on the sidewalk. Our sidewalks need to be free and clear so wheelchairs/walkers can move unimpeded --- and dog walkers have room for both themselves and their dog! Landscaping in your backyard should be trimmed so it is no more than three feet into the alley while under 15 feet from the alley surface.  
**VOLUNTEERS ARE NEEDED TO HELP WITH THE WALKTHROUGH. CONTACT JENNY SCRIVNER AT 602-920-0837.**



**Pool Lovers: Pool heaters were turned on September 1st!**

**Everyone has a friend during each stage of life.**  
**But only the lucky ones have the same friend in all stages of life.!**

**DRAFT – Golden Keys HOA Regular Board Meeting Minutes**  
Clubhouse 3016 N 62<sup>nd</sup> Place, Scottsdale, AZ 85251  
**September 20, 2022 – 5PM**

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

**Directors absent** none. In addition, eight members were in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. Modification to add reseeding of common areas to agenda.
2. **Call to Order:** The Board meeting was called to order at 5:09 PM by President, Jenny Scrivner.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
  - o **Motion** to approve June 21, 2022, Board Meeting Minutes. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve July 2022, Financial Report. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve August 2022, Financial Report. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve June 27, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve July 18, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve August 15, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve September 9, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, six yes, zero no, one abstains.
4. **Standing Committee 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**
  - a) Status of Revision to Governing Documents. We are close to being able to send of documents to the community for voting purposes. We need the right process and are working out the details. More to come on Key Lines. - Jenny Scrivner
6. **New Business**
  - o **Motion** to approve Highlands Electric and Data bid \$6.998.79 for replacement of electrical panel in clubhouse mechanical room and clean-up of electricals circuits and new junction boxes as needed in pool. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Amended motion:** approve Highlands Electric and Data bid \$6.998.79 via funding from the Bank of America savings account. Seconded.
    - a. **Amendment approved**, seven yes, zero no, zero abstain.
    - b. **Motion approved**, seven yes, zero no, zero abstain.

- After much discussion ensued about utility of the clubhouse, design, ADA implications, budget and a survey, it was agreed that the six Motions below are discretionary costs and will be considered at the October 2022 Board meeting:
    - a. **Motion:** As apart of reimage of Clubhouse, approve cost of 2 - outdoor cushioned lounge chairs for main room - Christie Schroeder.
    - b. **Motion:** Approve cost of framing Golden Keys memorabilia. - Christie Schroeder
    - c. **Motion:** Approve cost to replace restroom vanities, faucets, and mirrors in bathroom. - Christie Schroeder.
    - d. **Motion:** Approve painting bid in both bathrooms and pantry. - Christie Schroeder.
    - e. **Motion:** Approve bid to install hooks in bathrooms and kitchen, install microwave shelf for kitchen, add motion sensor for women's bathroom, move bookcase includes custom cut for return air and secure to the wall. - Christie Schroeder.
    - f. **Motion:** Approve bid to replace exterior metal door and inside door, outside restroom door handles, weatherstrip doors, frost doors. - Christie Schroeder
  - **Motion:** Clubhouse Committee will purchase door handles and deadbolts for the three exterior restroom and kitchen door using annual maintenance budget funding. Tom Kernen and Paul Hawes volunteered to install the new handles/locks. Seconded; **approved**, seven yes, zero no, zero abstain.
  - City of Scottsdale requests HOAs to NOT overseed grass this winter. Landscaping chair will direct our vendor not to reseed any common areas and reduce watering accordingly.
7. **Open Forum**
8. **Executive Session:**
- **Motion:** move to executive session: **approved**, seven yes, zero no, zero abstain.
  - **A member came back into the meeting after the board moved to Executive Session.**
  - **Motion:** Adjourn Executive session: **approved**, four yes, zero no, three abstain.
  - **After member left the meeting: Motion:** move to executive session: **approved**, seven yes, zero no, zero abstain.
  - Discussion of Association enforcement matters pursuant to A.R.S 33-1804(A)(3) Planned Communities
  - Discussion of legal advice regarding enforcement matters pursuant to A.R.S. 33-1804(A)(1) Planned Communities.
  - Adjourn Executive session at 7:49 PM
9. **Adjourn** - Jenny Scrivener adjourned the meeting at 7:49PM
10. Respectfully submitted by Debbie Dillon, Secretary.



## Treasurer's Cash Summary Report a/o 8/31/2022

Submitted to Board of Directors

**CASH ASSETS**

Checking	\$	66,766.54	
Savings	\$	62,268.25	
Vanguard	\$	198,328.02	
Vanguard - Settlement Cash Account	\$	328.02	
<u>Surplus Savings</u>			
VG CD - GoldSach 2.25% 04152024	\$	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** \$ 327,362.81

**INCOME & EXPENSE**

**08/01/2022- 05/1/2021 - 2022-23**  
**8/31/2022 8/31/2022 Budget**

**INCOME**

H/O Assessments	\$	255.00	\$	111,790.00	\$	128,800.00
H/O Assessment Prepaid 2022-23	\$	700.00	\$	700.00	\$	-
Late Fees	\$	11.50	\$	81.50	\$	-
Interest-Savings Acct	\$	0.53	\$	1.98	\$	4.50
Reserve -CD Interest	\$	-	\$	-	\$	1,246.45
Vanguard Dividend Income	\$	48.70	\$	250.70	\$	1.25
Transfer Fee - purchasing home	\$	800.00	\$	1,200.00	\$	4,400.00
Uncategorized Income	\$	7.65	\$	63.80	\$	-
<b>Total Income</b>	<b>\$</b>	<b>1,823.38</b>	<b>\$</b>	<b>114,087.98</b>	<b>\$</b>	<b>134,452.20</b>

**OPERATING EXPENSES**

ADMINISTRATIVE---Expenses	\$	136.36	\$	4,872.96	\$	14,199.00
CLUBHOUSE---Expenses	\$	350.00	\$	7,116.63	\$	6,272.00
LANDSCAPING---Expenses	\$	2,350.00	\$	20,699.58	\$	46,375.00
POOL UPKEEP---Expenses	\$	1,358.74	\$	11,220.94	\$	18,550.00
REAL ESTATE---Expenses	\$	-	\$	-	\$	50.00
UTILITIES---common areas	\$	2,409.00	\$	9,650.91	\$	27,499.20
<b>Total Operating Expenses</b>	<b>\$</b>	<b>6,604.10</b>	<b>\$</b>	<b>53,561.02</b>	<b>\$</b>	<b>112,945.20</b>

**NET FY 2022-2023 OPERATING BALANCE** \$ (4,780.72) \$ 60,526.96 \$ 21,507.00

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

**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% 04152024	\$	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	\$ -
<b>Total Income</b>	<b>\$</b>	<b>196.13</b>	<b>\$ 112,264.60</b>	<b>\$ 134,452.20</b>

**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
<b>Total Operating Expenses</b>		<b>\$9,831.19</b>	<b>\$ 46,956.92</b>	<b>\$ 112,945.20</b>

**NET FY 2022-2023 OPERATING BALANCE**

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

**TOTAL RESERVE EXPENDITURES**

\$ - \$ -

**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% 04152024			\$	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)		
<b>Total Cash Assets</b>	<b>\$</b>	<b>339,042.61</b>		

**INCOME & EXPENSE**

**INCOME**

	<b>06/01/2022- 6/30/2022</b>	<b>05/1/2021 - 6/30/2022</b>	<b>2022-23 Budget</b>
H/O Assessments <sup>1</sup>	\$ 1,400.00	\$ 111,605.00	\$ 128,800.00
H/O Pre-paid Assessments <sup>2</sup>	\$ -	\$ (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	\$ -
<b>Total Income</b>	<b>\$ 1,932.85</b>	<b>\$ 96,038.47</b>	<b>\$ 134,452.20</b>

**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
<b>Total Operating Expenses</b>	<b>\$25,026.85</b>	<b>\$ 37,125.73</b>	<b>\$ 112,945.20</b>

**NET FY 2022-2023 OPERATING BALANCE**

	\$ (23,094.00)	\$ 58,912.74	\$ 21,507.00
<b>TOTAL RESERVE EXPENDITURES</b>	\$ -	\$ -	

**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**

**GKHOA Board report: Architectural Standards Committee (ASC) – July-September 2022**

(No meeting held in August since there were no applications to review)

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

- 6275 E Avalon Dr – approved unanimously
- 6218 E Catalina Dr – approved unanimously
- 6289 E Pinchot - approved unanimously
- 6270 E Pinchot - approved unanimously
- 6222 E Avalon - approved unanimously
- 6278 E Avalon – approved (4 approve and 1 abstain)

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

- 3041 N 62nd St – Chg color for gutter to black along roofline (to match beam color)
- 6326 E Avalon Dr – Repaint (Base-Cloud White; Trim-Hidden Valley and Hemlock)
- 6253 E Pinchot Ave. – Repair/paint gutters (same colors as home)
- 6213 E Avalon Dr. – Replace broken alley gate
- 6285 E Catalina Dr. – Add security screen to front window

**Other Topics:**

- Neighborhood Assessments:
  - Fall 2022 Walkthrough – will occur the weekend of 11/4-6, 2022
  - Spring 2022 Walkthrough – properties with findings – 41
    - Landscape findings: all complete as of 8/23/22
    - Paint/structure findings: 16 (11 complete as of 8/31/22)
      - One finding addressed via unapproved design change – asked owner to submit application to ASC; notified other 5 owners with past due findings
- Policies and Practices: topics for discussion
  - Several proposals 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.
    - 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
    - Constrain Yard Art-Member Feedback session re Gov Docs
- Applications are due **October 1, 2022**, for the agenda of the **October 11, 2022**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

## September club house report

From: Christine Schroeder (cks0@cox.net)

To: chrissyanderson213@gmail.com; gkhoa.jenny.scrivner@gmail.com

Date: Sunday, September 18, 2022 at 09:46 AM MST

There has been one (1) clubhouse reservation since our June meeting.

The breakers tripping in the clubhouse continue to be a problem.

There are three (3) bids for replacement:

Highlands Electric \$6,998.79 - this includes work in pool house as well

Rogaz Electric \$3,980.00 - this only to replace the panel

Penguin Air \$11,841.60 - this includes new panel and work in the pool house as well

I have an estimate for various maintenance work to be done in the clubhouse:

Prickly Repair Services \$5,800.00 - a copy of their proposal is attached.

I have also included prices for new vanities and faucets from Lowes for the restrooms and propose we again discuss furniture in the main room.

Sent from my iPad

# Golden Keys HOA

Community Liaison Report  
September 2022  
Chris Anderson

The cancellation letter to SRP for the Alley Light contract was signed by Jenny Scrivner and mailed/mailed to SRP.

I visited with Mark Loss, Community Manager of the Overture Arcadia apartments now under construction at the NW corner of 61st and Thomas. He told me the construction is due to be completed sometime in December. The lease minimum is 12 months and it appears, once you add up all the necessary and unnecessary extras (internet, electric, water, garbage & sewer, any pet fees, garage parking) the monthly totals for a one-bedroom (smallest unit available) will run well in excess of \$2,000.

There will be a pickle ball court and numerous craft and community rooms. I asked if there would be any consideration for outsiders to use the facilities (for a fee of course). He said that hadn't come up before, but he could raise it with corporate.

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

**September 20, 2022**

1. Production of the Key Lines and curation of the web site continue as planned.
2. Preparing to support the mailing needs of the Board for the Governing Documents mailing.
3. Social Committee will plan an event for Sunday, October 30, and can work with the Board if a simultaneous Members' Meeting or voting event is scheduled.

# Golden Keys HOA

Landscape Committee Report  
September 2022  
Chris Anderson

Two irrigation repairs were done by AZ Metroscapes. One of the repairs was overwatering at island 7 and the other was a line break just outside the 62nd Place entrance.

I'll be meeting with AZ Metroscapes in late September or early October to discuss some replacement planting along 63rd Place wall and some locations around perimeter of clubhouse/pool common area. This would be for small plants to fill in some gaps that have developed over the hot summers in the last year or two.

Monthly deep water irrigation of oak trees along north side of clubhouse/pool common area has continued.

North gate on Pinchot remains padlocked pending gate replacement in conjunction with future irrigation modification.



**SEPTEMBER 2022.**

**POOL REPORT SUMMER MONTHS 2022. GOLDEN KEYS COMMUNITY**

SUMMER WAS A BUSY TIME FOR MANY MEMBERS OF OUR COMMUNITY. JUNE, JULY AND AUGUST INCLUDED ABOUT 300 POOL USERS A MONTH. A FEW MECHANICAL REPAIRS WERE COMPLETED DURING THOSE THREE MONTHS ALSO. THERE ARE MORE REPAIRS AND UPGRADES TO BE ADDRESSED DURING THE TIME WE HAVE THE POOL DRAINED MAINLY TO REPLACE THE WATERLINE TILES, PERFORM A GENERAL CLEANING, REPAIR ANY CRACKS AND INSPECT FOR ANY ADDITIONAL PROBLEMS THAT WOULD REQUIRE ADDITIONAL ATTENTION. ONCE A CONTRACTOR IS SELECTED A STARTING TIME WILL BE AGREED UPON WE WILL NOTIFY THE MEMBERSHIP. THE POOL WILL BE CLOSED DURING THAT TIME.

SUBMITTED BY,

PAUL HAWES

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

**September 20, 2022**

- 1) Bank accounts are balanced for Ju, and August 2022.
  - a) Monthly reports distributed to all Directors for review.
  - b) All invoices received through September 19 are paid in full.
- 2) Assessments are paid in full for 182 members. The 2 remaining accounts have made partial payments.
- 3) 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.
- 4) I met with a supervisor at our local post office to discuss the problems we have been having with our HOA mail delivery. He was going to discuss the issue with our mail carrier once he returned from his annual leave. I have mailed a “test letter” to the HOA to see if it is properly delivered.
- 5) As previously reported as a concern, the YTD expenses are worrisome. I have completed an analysis of the expenses YTD and we have exceeded last year's expenses by 25% for the period of May 1 – September 19. Much of this variance is due to unavoidable price increases. Under separate cover, I will forward a copy of the detail report to each Director with a request for their analysis of the causes of the variance and if any corrective action can be taken. I will consolidate the responses and present the findings and (if possible) corrective action recommendations to the Board at the October meeting.

Until we better understand our financial situation, I ask the Board to curtail all discretionary spending – that is, spending that is not necessary for the proper maintenance of our facilities and the operation of the HOA business.

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF SEPTEMBER 20, 2022**

June 22 - September 20 closings:

There were two closings this past summer:

6309 E Avalon - Steven Egan

6258 E Avalon - Theodore and Martina Ardans

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