

KEY LINES

October 2022

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Next Board Meeting
Nov 15, 2022
Clubhouse
5pm



In Remembrance

*Those that are not
longer with us*



October 31, 2022

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



CAN I SPEAK FRANKLY?

It's no surprise to report that inflation is affecting everyone, and your HOA is no different. The board have been reviewing the mid-year financial reports. The operating expenses are currently 16% higher than the same period last year.

In addition to increased vendor and operating costs, there have been unplanned expenses. These have included a major upgrade to the community's property and liability insurance strategy, improvements/updates to the clubhouse, pool maintenance costs, and electrical repairs.

The committee chairpersons have all reviewed their areas of responsibility to determine how to effectively manage expenses for the remainder of this fiscal year. It is likely that operating cost spending will exceed the approved operating budget. Fortunately, the association has a surplus account that will help absorb the difference.

The current annual assessment has not increased since 2017 – that is a remarkable accomplishment that few, if any, Arizona HOA's can match.

The budget planning process for the next fiscal year begins in January with a board workshop in February. I don't have a crystal ball, but there is a definite possibility that the annual assessment rate may be increased. At the budget meeting, the directors will meet to put together expense estimates for the next fiscal year. Once agreement on an operating expense budget is reached, the board can determine the total amount of assessment that needs to be collected to meet the association's obligations. The workshop is an open meeting to all HOA members.

The goal is to present the 2023-34 budget, including the 2023-24 assessment rate recommendation, for formal board approval at the February 2023 regular board meeting.

Pool & Clubhouse News:



Swimmers are enjoying the heated pool – please note, the heaters will be turned off for 3 months starting November 30, 2022.

On December 1, the main electric panel in the clubhouse and the electric service in the pool house will be replaced.



THINGS TO DO AROUND TOWN



Kierland Art and Wine Festival: October 29-30. Explore original artworks by artists from around the globe, savor wine tasting from Arizona's top wineries, and enjoy live music. For location, hours, and admission - <https://www.kierlandcommons.com/ArtWineFestival>

Howloween Dog Costume Contest: October 27, 6pm – 10pm. Join W Hotel Scottsdale (7277 E. Camelback Rd.) for a spooky rabbit hole happy hour and a “Howloween” dog costume contest in partnership with *Oh My Dog Boutique*.

AZCentral Food + Wine Experience: November 5, 1pm – 4pm Salt River Fields at Talking Stick. Get the details at <https://saltriverfields.com/azcentralfoodwineexperience/>

**HAPPY
HALLOWEEN**



**Don't forget to RSVP for the
Golden Keys Halloween Party
Oct. 30th, 4pm @ Clubhouse
RSVP by Oct 27, 2022 to LaDeta Gandy
214-384-7150**

High Alert -Neighborhood Block Watch High alert!

Recently a man was seen looking through the back door of one of our homeowner's home. This was at 11:15pm on Saturday night. It was a young man in a gray hoodie; he climbed over the fence to get into the backyard. He was seen looking in the back patio door. Luckily the homeowner's door was locked. The homeowner scared off the intruder. The police were called, but did not find anyone lurking around.

The homeowner does have a flood light in the backyard and locks on the gates, but this did not keep someone from entering the yard, by climbing on a recycle can.

Homeowners need to be mindful in keeping their doors and windows locked.

If you do not have security doors you may want to consider installing them. It is easy to break through a screen door.

If you see someone walking the neighborhood or lurking around your or someone's home please call 911 the police. Do not approach/engage the intruder. We all need to be aware of what is going on around us and our neighbors.



Safety Tips: SAFETY TIPS for 2022



The *US News and World Report* published an article this summer with 10 safety tips for 2022. You can read the entire article at <https://www.usnews.com/360-reviews/services/home-security/tips-for-home-safety#homeowners-renters>. Here are just a few of the highlights:

Check your homeowners insurance policy. Since home values have sky-rocketed, you want to be certain that your home and possessions are not under-insured. You should also make certain that you have all of the right coverages – for your property, possessions, and liability.

Dispose of expired or unused medication. Check with your pharmacy – they probably have a safe drug disposal program.

Get to know your neighbors. With so many new residents, it is likely that you have not met your neighbors. Make a point of talking to them and take the time to get to know each other. Becoming friendly with other people living near you isn't just good for your social life; it can also keep you safer.



Zen Quotes:

When you realized 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 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 29, 2022** to be on the agenda for the meeting on **Nov 8, 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	Oct 25, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Ladies Who Lunch	Nov 18,, 2022 Noon Retta Kelly 480-945-3303
Arch Stds. Committee	Nov 8, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
HOA Board Meeting	Nov 15 , 2022 Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)
Creative Crafters	Nov 1, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377



The Gay Side of Life:

A man phones home from the office and tells his wife, "Something has just come up. I need to go fishing with the boss for the weekend. We leave right away, so can you pack my clothes, my fishing equipment, and my blue silk pajamas? I'll be home in an hour to pick them up." He hurries home, grabs everything, and rushes off. Sunday night he returns. His wife asks, "Did you have a good trip?" "Oh yes, great! I think I really impressed the boss. But you forgot to pack my blue silk pajamas." "Oh, no I didn't. I put them in your tackle box."



"Whenever you want to marry someone, go have lunch with his ex-wife." – Shelley Winters\

A wife comes downstairs before a dinner date with her husband. "Do I look fat in the dress?" the wife asks. "Do I look dumb in this shirt?" the husband replied.

A young boy is sitting in his grandmother's kitchen, watching her prepare Thanksgiving dinner. "What are you doing to the turkey?" the boy asks his grandmother. "Oh, I'm just stuffing the bird." his grandma replies. "Wow, that's cool," the boy remarks. "Are you going to hang it in the living room next to the deer head?"

Trivia and Fun Facts - FUN FACTS about AUTUMN

Children born in the Fall are more likely to live longer. Studies show that the month in which you are born can influence the environment in which you develop.



Children born in Autumn do better in school, though it is not clear as to "why".

Bobbing for apples was once a British courting ritual. Men were assigned an apple and the ladies would try to get the apple for the man they wished to court.

Fall is the best time to see the Aurora Borealis because of the longer nights and cooler weather – according to NASA.



Jack-o'-lanterns started out as a way for people to scare off evil spirits. Back in the day, the Irish carved faces into turnips, beets, and potatoes instead of pumpkins.

BOARD of DIRECTORS Special Board Meeting & Budget Workshop



Special board meeting Monday **Oct 24th at 5:00pm** at the clubhouse. The board will go into executive session to discuss specific matters as allowed by state law.

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

Riddle: *I have two hands, but I can not scratch myself.*

Answer: A clock





RECIPE OF THE MONTH - Fran Nicoletti

Wrapped Brie with Jam

1 sheet **puff pastry** 1/2 a box
 1 wheel **Brie cheese**
 1/3 cup **raspberry preserves**
 (You can use any flavor of jam)
 1 **egg** mixed with 1 tablespoon of
water

Happiness is like jam. You can't
 spread even a little without get-
 ting some on yourself.

-anonymous

INSTRUCTIONS

Preheat the oven to 400 degrees.
 Open the sheet of puff pastry onto a large cutting board.
 Using a rolling pin, roll the puff pastry to a 1/4" thickness.
 Place the wheel of brie in the middle of the puff pastry.
 Add the raspberry preserves on top of the brie.
 Gently fold over the brie to cover it completely.
 Move the brie wheel to a baking sheet.
 Brush on the egg/water mixture.
 Wipe away any egg collected under the brie on the baking sheet.
 Bake for 35-40 minutes or until golden brown.
 Allow to cool for five minutes before serving.
 Serve with crackers or bread
 Note: If you don't like the rind on the brie, simply cut it off

**HAPPY
 BIRTHDAY!**

Kernen, Tom	11/3
Bourne, Bruce	11/5
Coombs, Jerrold	11/7
Krogseng, Darlene	11/7
Baldrige, Sandra	11/10
Lopez-Bowden, Nereyda	11/11
Diaz, Efrain	11/17
Voight, Helen M.	11/19
Thompson, Carl J.	11/19
Keller, Vikki	11/20
Weaver, Maria	11/20
Diaz Myers, Nettie	11/22
Brayton, Derrel Duane	11/22
Martonicz, Michelle L.	11/24
Ardans, Theodore M	11/24
Bourne, Marjorie	11/24
Cuneo, Carolyn	11/26
Seas, Natasha	11/27
McCracken, Gina	11/29
Diaz, Anna	11/30
Sandberg, Mark	11/30

Recipe Corner-

Please submit recipes to: skernen@cox.net
 or drop it off at **6301 E. Pinchot Avenue.**
 Thanks- Sue



The only bad workout is the
 one that didn't
 happen."



Communications Committee

Editor /Tom Kernen GKHOA_tom.kernen@yahoo.com

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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 /Sue Kernen skernen@cox.net

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
Oct 25, 6pm
Next date is
Nov 22, 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
ndallett@gmail.com
Sue Kernen 602-619-3377
skernen@cox.net
Nov 1, 2022 4-6pm
RSVP please to Sue



Ladies Who Lunch
Retta Kelly
206-499-0249
Nov 18, Noon
Dough Bird



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 **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, Sue Kernen

Halloween Jokes



How do vampires get around on Halloween? On blood vessels.
Why did the Headless Horseman get a job? He was trying to get ahead in life.
The skeleton couldn't help being afraid of the storm—he just didn't have any guts.
How can you tell when a vampire has been in a bakery? All the jelly has been sucked out of the jelly doughnuts.
What do ghosts wear when their eyesight gets blurred? Spooktacles.
What can you catch from a vampire in winter? Frostbite.
What would be the national holiday for a nation of vampires? Fangs-giving!

For sale:

2-Electric Recliners
\$250.00 each or both for \$450.00
Excellent condition
Gray/blue color
Contact: **Norma Pearson**
Call or text
315-382-2669



There is no sense in doing a lot of barking if you don't really have anything to say...

DRAFT - Golden Keys HOA Board Meeting Minutes
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
October 18, 2022 – 5PM

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

Directors absent Chris Anderson. In addition, three members were in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. No modifications.
2. **Call to Order:** The Board meeting was called to order at 5:00 PM by President, Jenny Scrivner.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - o **Motion** to approve September 20, 2022, Board Meeting Minutes. **approved**, six yes, zero no, zero abstain, one absent.
 - o **Motion** to approve September 2022, Financial Report. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
 - o **Motion** to approve September 26, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
4. **Standing Committee Reports**
 - a) **Architecture** - Jenny Scrivner
 - Fall walk through, landscape only is November 4-6th. Additional volunteers needed! Contact Jenny Scrivner.
 - b) **Clubhouse** - Christie Schroeder
 - c) **Community Liaison** - Chris Anderson
 - d) **Communications** - Tom Kernen
 - e) **Finance** - Tom Kernen
 - Analysis of budget vs actual expenditures from each committee chair reflects 1.6% higher than last year at this point in time. Main drivers to date are increased costs: Printing, professional fees (CPA and attorney) and insurance. We must continue to manage spending. No discretionary spending. Annual Budget meeting is in February 2023.
 - f) **Landscaping** - Chris Anderson
 - g) **Pool** - Paul Hawes
 - h) **Real Estate** - Pam Heckaman
5. **Old Business**
 - a) Status of Revision to Governing Documents. The Board is about complete with the production phase and moving into assembly and distribution. We anticipate having documents and voting consent forms to the community no later than November. Jenny Scrivner
 - b) Clubhouse chair motions:
 - o **Motion:** Approve cost to replace restroom vanities, faucets, and mirrors in bathroom. Seconded; **not approved**, two yes, three no, one abstains, one absent.
 - o **Motion:** Approve painting bid in both bathrooms and pantry. Seconded. Motion amended to remove pantry. Seconded. Motion amended to remove pantry.
 - **Amended motion not approved**, two yes, three no, one abstains, one absent.
 - **Motion not approved**, two yes, three no, one abstains, one absent.

- **Motion:** Approve bid to install hooks in bathrooms and kitchen, install microwave shelf for kitchen, add motion sensor for women's bathroom, move bookcase in front of wrought iron includes custom cut for return air and secure to the wall. **Motion withdrawn**
- **Motion:** Approve bid to replace exterior metal door and inside door, weatherstrip doors, frost doors. Seconded, **Motion amended** to exclude all but frost chair and office doors. Seconded
 - **Amended motion approved**, six yes, zero no, zero abstain, one absent.
 - **Motion not approved**, two yes, three no, one abstains, one absent.

6. New Business

- a) Discussion to yearly assessment from \$700.00 to \$800.00 - Paul Hawes. Paul suggested that the discussion during the Finance Committee report covered what he wanted to address in this topic.
- b) **Motion:** Approve 3 rolls of contact paper to finish covering the bulletin boards. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
- c) **Action Item:** Clubhouse committee to provide Board with an overall plan for Clubhouse refresh – Christie Schroeder

7. Open Forum

8. Executive Session:

- Motion to move to Executive Session. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
 - 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 8:00 PM

9. Adjourn Regular Board meeting - Jenny Scrivner adjourned the meeting at 8:00PM
Respectfully submitted by Debbie Dillon, Secretary.

CASH ASSETS

Checking	\$	56,884.90		
Savings	\$	62,268.76		
Vanguard	\$	199,003.19		
Vanguard - Settlement Cash Account	\$		\$	51,003.19
<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 - 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	\$	<u>318,156.85</u>		

INCOME & EXPENSE

		09/01/2022- 9/30/2022	05/1/2021 - 9/30/2022	2022-23 Budget
INCOME				
H/O Assessments	\$	-	\$ 111,790.00	\$ 128,800.00
H/O Assessment Prepaid 2022-23	\$	-	\$ 700.00	\$ -
Late Fees	\$	-	\$ 81.50	\$ -
Interest-Savings Acct	\$	0.51	\$ 2.49	\$ 4.50
Reserve -CD Interest	\$	659.14	\$ 925.87	\$ 1,246.45
Vanguard Dividend Income	\$	16.03	\$ -	\$ 1.25
Transfer Fee - purchasing home	\$	-	\$ 1,200.00	\$ 4,400.00
Uncategorized Income	\$	-	\$ 63.80	\$ -
Total Income	\$	<u>675.68</u>	<u>\$ 114,763.66</u>	<u>\$ 134,452.20</u>

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	724.56	\$ 5,597.52	\$ 14,199.00
CLUBHOUSE---Expenses	\$	612.28	\$ 7,728.91	\$ 6,272.00
LANDSCAPING---Expenses	\$	2,718.78	\$ 23,418.36	\$ 46,375.00
POOL UPKEEP---Expenses	\$	3,609.10	\$ 14,830.04	\$ 18,550.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	2,216.92	\$ 11,867.83	\$ 27,499.20
Total Operating Expenses		<u>\$9,881.64</u>	<u>\$ 63,442.66</u>	<u>\$ 112,945.20</u>
			\$ -	
NET FY 2022-2023 OPERATING BALANCE	\$	<u>(9,205.96)</u>	<u>\$ 51,321.00</u>	<u>\$ 21,507.00</u>
			\$ -	
TOTAL RESERVE EXPENDITURES	\$	-	\$ -	

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

Board Report/Minutes Architectural Standards Committee (ASC) Meeting
Clubhouse: 5:00 PM, Oct 11, 2022

Attendees: Debbie Dillon, Pam Heckaman, Retta Kelly, Jenny Scrivner, and Martha Spruell – no members of the community attended.

ASC Members Absent: none

Approval of minutes:

- September 13, 2022, meeting minutes approved unanimously

Applications for changes to the following residences:

- 3049 N 62nd St – Application denied unanimously due to conflict with Architectural Restriction number 6 of the ASC Policies and Practices (version 2.0)
- 6275 E Avalon – replace front door – Approved unanimously

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

- 6249 E Catalina Dr. – touch up with same paint color

Other Topics:

- Neighborhood Assessments:
 - Fall 2022 Walkthrough – Scheduled for November 4-6, 2022
 - Spring 2022 Walkthrough – properties with findings – 41
 - Landscape findings: all complete as of 8/23/22
 - Paint/structure findings: 16 (12 complete as of 9/29/2022)
 - One finding addressed via unapproved design change –owner submitted application to ASC for this meeting's agenda; notified other 3 owners with past due findings
- Policies and Practices: topics for discussion
 - Paint Palette Subcommittee – on hold till after completion of voting on Governing Documents
 - 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.
 - 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 30, 2022**, for the agenda of the **November 8, 2022**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Fwd: October Clubhouse Report

From: Christine Schroeder (cks0@cox.net)

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

Date: Monday, October 10, 2022 at 03:25 PM MST

Sent from my iPad

Begin forwarded message:

From: Christine Schroeder <cks0@cox.net>
Date: October 10, 2022 at 3:22:46 PM MST
To: Christine Schroeder <cks0@cox.net>
Subject: October Clubhouse Report

There were no reservations for the clubhouse this month.

The new electrical panel will be installed on December 01 and 02 (12/01&02). The clubhouse and pool will be closed on those dates.

I propose making a motion for the Board to approve the following repair work to be done by Prickly Repair, a licensed, bonded and insured company recommended by homeowners in Golden Keys.

- 1). Painting both bathrooms - \$450.00 per bathroom (\$900.00 total).
Maricopa County requires the bathrooms be painted a light color.
Chapter VI, section 5, regulation 1D
- 2). Frost paint doors of office and storage room (chairs and table storage) - \$125.00
- 3). Move bookcase to cover wrought iron and cut air returns - \$200.00

I would like to make a motion for the Board to purchase the following:

- 1). 3 rolls of contact paper for the outside bulletin board - \$15.00 each (\$45.00 total)
- 2). 4 Filtrete air filters - \$5.47 each (\$21.88 total)
- 3). Hooks for hanging yoga mats in bathroom hallway - \$16.99
- 4). Two (2) bathroom vanities - \$174.00 each (\$348.00 total)
- 5). Two (2) bathroom faucets - \$59.00 each (\$118.00 total)

Paul Hawes and Tom Kernen have offered to install the lower bathroom door handles that were purchased in May.

Sent from my iPad

Communications Committee Report – prepared by Tom Kernen

October 18, 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. The Social Committee has announced that a community Halloween Social is scheduled for Sunday, October 30, from 4:00 – 6:00 PM. Games and fun activities are planned, and costumes are welcome. Food will be served. Many thanks to the core group of ladies who are organizing this event.

The social committee is looking to add members who are willing to help plan and help host future socials – volunteers for the day of the event are also welcome – please contact

- Charlotte Coombs: 623-455-1153 or charlottecoombs82@gmail.com or
- Sue Kernen: 602-619-3377 or skernen@cox.net

Community Liaison Report
October 2022
Chris Anderson

As reported at the September board meeting SRP will not be able to immediately turn off and/or remove the alley lights due to shortage of crews available to do the work. However, we will not be charged starting October 1 for either monthly contract amount of \$50.00 or the electricity (unknown amount \$250-\$300/monthly?).

As of October 15th the lights were still on.

I'll send a reminder to SRP around November 1 if the lights are still on/present. Additionally, Tom will have to check the HOA monthly bill to make sure we aren't charged.

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

October 18, 2022

- 1) Bank accounts are balanced for September 2022.
 - a) Monthly reports distributed to all Directors for review.
 - b) All invoices received through October 16 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.

This is an open meeting (workshop format) that members may attend and observe. I expect to send each director a budget workshop package after I close the books for the month of December – this should provide the directors with the information about 3 weeks in advance of the workshop.

I recommend that each director, whose committee have maintenance contracts (e.g. pool, clubhouse, landscape, ??), contact the respective vendor around January 1 to determine if a price increase should be budgeted for next year.

- 4) All directors and committee chairpersons were asked to review spending for their areas of responsibility. Based actual spending for the first 5+ months of this fiscal year, the goal is to project how their expense category will perform for the balance of the year.

In September, I asked 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.

Based on reports from the standing committees, I may make an additional spending recommendation to the board at the October 18 meeting.

The spending analysis for the Administrative category is attached to this report.

Landscape Committee Report
October 2022
Chris Anderson

Barry Downs and I met with Hans Heitzinger and Keith Honeycutt (our new direct contact) from Arizona Metroscapes on September 27 to discuss no overseeding of the common area and replacement planting along 63rd place wall and outside the pool area walls.

In a follow-up to our meeting, Hans recommended less replacement planting due to the future growth of the current plants and instead some tie-off of emitters where some of the smaller plants had died. At this time the larger replacement bird-of-paradise (*Caesalpinia Mexicana*) 'tree' has been planted on 63rd place along with a couple of smaller plants, the planters outside the 62nd Place gate have some plants, and a couple of other plants along the outside wall are in place. They are waiting on one more milkweed to complete that work.

In response to our request to not overseed the common area, Hans offered a reduction of 10% of the monthly bill, said we would save \$202.50/month, plus the cost of fertilizer/seed \$450 along with water savings.

In addition, in response to complaints from residents about the height of the bushes on the islands on either side of 63rd Street and Pinchot, the crews did a major cut back over two weeks to alleviate any line-of-sight problems in that area.

POOL REPORT, SEPTEMBER 2022

THE POOL WAS USED REGULARLY DURING THE MONTH. THE AERATOR WAS TURNED OFF THE LAST WEEK OF SEPTEMBER AND THE HEATERS WERE ACTIVATED THE FIRST WEEK OF OCTOBER AND WILL REMAIN ON UNTIL DECEMBER. THE WEATHER IS COOLING DOWN NIGHTLY. ENJOY.

There will be some activity around the pool area during the months of December 2022 and January 2023. On Dec. 1, 2022, the heaters will be turned off. On that day the heaters will be turned off and the electricity will be turned off to allow the electrician to complete removal of the old breaker box and installation of a new breaker box that meets code. During that time some clean up of electrical issues that are not proper will be completed in the Pool House. The pool will be closed for two days or until the work is completed. The heaters will remain off until February ¹₂₈, 2023.

We will be receiving bids to complete repairs to the pool which include the following.

DRAIN POOL, REMOVE WATERLINE TILES, PREP FOR NEW TILES, INSTALL NEW TILES SELECTED BY GK.

REPAIR ANY CRACKS IN PEBBLE TECH, ACID BATH POOL FINISH, CHECK ALL UNDERWATER FEATURES, RETURNS, SKIMMERS ETC.

POWERWASH POOL KOOL DECK

Thanks for your cooperation.



SAMPLE

POOL MAINTENANCE: JAN. 2023

INSTRUCTIONS FOR BIDDERS:

1. DRAIN POOL, REMOVE EXISTING TILES, PREP FOR NEW TILE.
2. ACID BATH PEBBLE TECH.
3. REMOVE POOL LADDERS (2) & RAILINGS (3), OFFER NEW, REFINISH OR POWER COATING. (COLOR TBD)
4. REPAIR PEBBLE TECH AS NEEDED.
5. INSTALL NEW TILES. PROVIDE TILE SAMPLES FOR SELECTION. GK WILL SELECT TILE COLOR.
6. POWER WASH KOOL DECK.

CONTRACTORS:

- a) please quote the each line item to include material, labor and taxes.
- b) a one time charge of 90 to 100 dollars can be billed to GK for on site. the successful bidder will reduce their total bid by that amount.
- c) GK will require the start time to be early in Jan. 2023. please advise the amount of time required for completion.
- d) contractor to furnish copy of 1 million dollar liability insurance policy and payment terms with their bid.

GOLDEN KEYS HOA
ATTN: PAUL HAWES, POOL DIRECTOR
6325 E. PINCHOT AVE.
SCOTTSDALE, AZ. 85251

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

September 21 - October 18 closings:

There were no closings this past month.

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