

# KEY LINES

December 2022

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>

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**Next Board Meeting**  
Jan 17, 2023  
Clubhouse  
5pm



**In Remembrance**  
*Those we have lost*

**A VERY MERRY  
CHRISTMAS**  
and Happy New Year!



## TOWN HALL SUCCESS

More than 30 residents attended the December 18, 2022, Members' Meeting to exchange comments on the 2022 Amended and Restated Declaration of the Association's CC&Rs and hear current status of the associated certification process.

145 consent forms have been received to date. The threshold to approve the proposed changes is high – the approval of 124 members is required. It is important that members return their consent forms to reach a decision representative of the community.

The members in attendance asked many questions and freely expressed opinions about the proposed amendments. Some of the issues discussed were:

**How is this consent process different from other voting processes?** To amend this governing document, members are being asked to give their consent – this process is required and defined by law. The process continues until 124 members provide their consent or it becomes clear that there will not be sufficient 'Yes' consent forms to approve the amendment. This is why it is important to receive as many responses as possible. Throughout the process members have the opportunity change their decision - either "no to yes" or "yes to no". If a Member chooses to do so based on information they had not previously considered, they should contact Debbie Dillon at 480-208-9455.

**The Board was asked to respond to concerns raised by 2 members and circulated to the community.** Individual board members responded to specific questions, but it became clear the attendees wanted a more comprehensive response (which will be provided).

**What are the differences between to current document approved in 2004, and the 2022 Amended and Restated Documents?** Many of the changes are required by changes to the law, and others were made to clarify processes and allow the Association to operate more effectively. (Further information will be provided).

Continued on Page 2



## HOLIDAY THINGS to DO

- Farmers Market:** Continues every Saturday thru April – 8:00 AM – 1:00 PM. 3806 N. Brown Street
- Shredding Event:** 2<sup>nd</sup> Saturday of every month, through May, 7:00 AM – 10:00 AM - Walmart Parking Lot at 15355 N. Northsight Blvd - \$5.00 per box/bag
- Art Walk:** Every Thursday, 7:00 PM – 9:00 PM – Old Town Scottsdale Art District. Perfect weather to wander through the galleries and randomly stop somewhere for a drink, dinner, or dessert.
- Big Time Events:** Brace yourself for the busiest time of year – College football bowl games; The Rock n’ Roll Marathon; Car auctions; Horse shows; Waste Management

### Town Hall ..continued from page 1

The Board met in regular and executive session on December 20, and the following decisions were made:

1. The Board will immediately prepare 2 documents to be mailed/distributed to the Members, targeting very early in January. One document will outline specific, key changes between the existing 2004 Declaration and the proposed 2022 Declaration. The second will respond to the '20 Reasons' document 2 members circulated to the community in late October.
2. The Board will continue to solicit consent forms from Members who haven't submitted one.
3. Members will be asked to finalize and submit all consent forms 4 weeks after the January distribution – the Board's goal is to reach a final determination by mid-February.

## SERVICE RECOGNITION AWARD



The Board is accepting nominations for the 2022 community service award. If you believe a member deserves recognition, please submit the individual's name along with a summary of why you feel that person deserves the recognition. As a general guideline, the Board prefers not to recognize current Board members until they have completed their service. The nominees will be voted on by the Board in early 2023. All nominations must be in writing and submitted to Jenny Scrivner at [gkhoa.jenny.scrivner@gmail.com](mailto:gkhoa.jenny.scrivner@gmail.com) or to her residence at 6278 E Avalon.



## Neighborhood Block Watch

Neighbors are discussing the formation of a **Neighborhood Watch** due to the recent incident. Several Captains and Co-captains are a must for each street (**appx 3 captains and 3 co-captains for each street**) in order to make this a community to have a full Neighborhood Watch. It is not a lot of work to commit to being a captain or co-captain. It would give you a chance to meet your neighbors. Please step up to help to make this project work. A pre-organizational meeting will be held (date to be announced) for interested Golden Key residents.

If you are interested in serving as a captain or co-captain or being involved in the neighborhood watch please contact: **Fran Nicoletti 516-972-2419 [msfran7441@hotmail.com](mailto:msfran7441@hotmail.com)**

**Safety Tips:****HOLIDAY SCAMS**

As sad as it is, older adults are one of the primary targets of scammers, both online and in-person. You might see an increase of email, phone, or marketing scams during the holidays.

A good rule is that if someone contacts you directly for a donation – especially by phone – say “NO”!! Do not even listen to their story. If you feel you want to be generous, make a donation to a charity that YOU choose. The chance of a phone solicitor being a scam is just simply too high to take a chance.

Scam emails and texts of have awkward wording and misspelled words. If you are savvy enough of an online user, look at the real email address of the sender. The short name may have the name of a bank or a known charity, but if you click on that name and read the actual email address, it will be completely different – sure sign of a scammer.

Oh, and your grandchild will NOT contact you to ask you to send bail money for them – that is a terrible scam that tugs on our emotions.

**REMINDER to VOTE**

Please complete and return your consent form to Debbie Dillon as soon as possible. If you have misplaced your form, please contact Debbie at 480-208-9455 or [gkhoa\\_debbiedillon@yahoo.com](mailto:gkhoa_debbiedillon@yahoo.com).

**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 **Dec 31, 2022** to be on the agenda for the meeting on **Jan 10, 2023**.

*-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	Jan 24, 2023 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Ladies Who Lunch	Jan 20, 2023 Noon Gloria Keenan 602-228-3189
Arch Stds. Committee	Jan 10, 2023 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
<b>HOA Board Meeting</b>	<b>Jan 17, 2023</b> Clubhouse, <b>5:00pm</b> 3rd Tuesday of each month (not July & August)
Creative Crafters	Jan 3, 2023 4-6pm Nancy Dallett 480-861-8776 Sue Kernen 602-619-3377



Zen Quotes: Wherever you are, be there totally -Eckhart Tolle

## The Gay Side of Life:

When a pipe burst in Dr. Benson's house, he called a plumber, who arrived within an hour. After banging around in the basement for a few minutes, the plumber came up and told the doctor that the problem had been fixed. "Great," said the doctor, "How much do I owe you?" "Three hundred dollars" replied the plumber. "Three hundred dollars for fifteen minutes? I'm a doctor and I don't make that kind of money." "I know," said the plumber. "I didn't either when I was a doctor."

A doctor is relaxing with his wife after dinner when his phone rings. "Are you available?" a colleague asks. "Dave had an emergency and we need a fourth for poker." "You need me now? Okay, I'll be right there." "Is it serious?" his wife asks. "It must be," he says. "They have three doctors there already."

Two older men, acquaintances, but not really friends, are sitting on a park bench. One turns to the other and says, "Remind me, was it you or your brother who died last winter?"



**Riddle:**        *What has a neck but no head?*

*Answer: A bottle!*



## Trivia and Fun Facts - Christmas Cookies

Christmas cookies... You know you're probably going to enjoy way too many of them this holiday season. It was a crazy year, eat as many Christmas cookies as you want! Grab a cookie, a glass of cold milk, and check out these awesome Christmas cookie fun facts:



Culinary historians say cookies as we know them today were first made not to eat but to test the temperature of an oven. Cooks would take a small piece of "cookie" or batter and bake it to see whether the oven was ready or not.

Families were not leaving cookies and milk out for Santa Claus until the 1930s. The Great Depression is the main reason why we leave treats out for Santa. Parents encouraged children to share and be charitable during a tough economic depression.

We can thank Queen Elizabeth I for cute little gingerbread people. She invented gingerbread men! One day, she requested that her royal bakers created gingerbread cookies shaped like visiting dignitaries so she can honor them.

For fun...300 million cookies! That's how many cookies Santa Claus eats on Christmas Eve. Santa visits over 500 million homes where he encounters about a billion cookies. He is pretty much eating over 336 million cookies!!

The favorite Christmas cookie is ... chocolate chip! Sugar cookies are #2. Some of my favorites are shortbreads, snowballs, and jam-filled thumbprints. **Want to see the list? - <https://today.yougov.com/> and search on "Christmas cookies"**

## BOARD of DIRECTORS Budget Workshop

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





## RECIPE OF THE MONTH - Fran Nicoletti

This is from the "Pearson's Family Classics."

Thank you Cyndi for sharing.

### Chocolate Kisses: (No Bake Cookies)

Cook for 2 minutes:

½ cup butter, ½ cup milk  
2 cups sugar

Pour mixture over:

3 cups quick oats, 4 Tbsp cocoa, 1 cup coconut or nuts.

Stir quickly and drop quickly on waxed paper

*"It's much harder to be sad  
while eating a cookie."  
- Jane Lee Logan*

### Recipe Corner-

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



What do New Year's parades have in common with Santa Claus? No one is ever awake to see them.

What is a New Year's resolution? Something that goes in one year and out the other.



Next Social will be in January or February:

Look for the flyer coming out about the next Social!



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

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

## HAPPY BIRTHDAY!

Cross, Bruce B.	1/3
Kearney, Shawn	1/4
Tabah, Bonny	1/4
Rose, Betty	1/5
Paukner, Doris	1/11
Kittell, Pamela	1/15
Blumenthal, Gregory W	1/16
Fioravanti, Joe	1/19
Sheridan, Michael J.	1/20
DeVito, Michael J. Sr.	1/25
El-Sayed, Abeer	1/25
Arvizu, JoAnn	1/26
Engstrom, Matthew	1/26
Gordon, Jan	1/28
Eby, Christie	1/28
Sanchez, Henry	1/31
Bloxham, Gail	1/31

"Almost everything will work again if you unplug it for a few minutes, including you."



-Anne Lamott





Bunco Clubhouse  
 Jan 24, 2023, 6pm  
 Next date is  
 Feb 28, 2023, 6pm  
 Clubhouse  
 Carolyn Cuneo  
 please call or email:  
 602-538-1423  
 cuneocarolyn@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 Kernen 602-619-3377  
 skernen@cox.net  
 Jan 3, 2023 4-6pm  
 RSVP please to Sue



Ladies Who Lunch  
 Gloria Keenan  
 602-228-3189  
 Jan 20, 2023,  
 OHSO Brewery  
 Arcadia



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 Dec 27, 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

## Kind Reminder: Dump your Bulk Pickup trash behind your own home

Some neighbors have received notices from the City of Scottsdale saying they are not in compliance with bulk pickup, when the bulk pickup is not theirs.  
 Please, please put your own **bulk pickup behind your own fence**. You are responsible of making sure it is cut down to the right size.

There are rules on how things need to be cut down for Bulk pickup. For more information on how to cut things down for your bulk pickup contact the City of Scottsdale Web site :

<https://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection>

PS: If you use a gardener, please remind them they are to haul the debris away and **NOT** put it in the dumpster, if they will not do that then they need to bag it and put it behind **your fence wall**.

## Golden Keys Garage Sale :

Time to clean out the garage and house to get ready for the

**Golden Keys Garage Sale** will be Saturday,  
**February 18th. 8-Noon Cash only!**

If you are interested in participating please contact  
 Nancy Dallett via email: [nldallett@gmail.com](mailto:nldallett@gmail.com)



Enjoy playing poker? Join the poker group on Wednesday's

Contact: **Bruce Cross 602-920-6003**



## Pool News:

The pool will be closed for 2-3 weeks in January for cleaning, repair, and remodeling.



In the book of life, the answers aren't in the back.

## Treasurer's Cash Summary Report a/o 11/30/2022

Submitted to Board of Directors

## CASH ASSETS

Checking	\$	36,104.81	
Savings	\$	32,269.63	
Vanguard	\$	229,673.75	
Vanguard - Settlement Cash Account	\$		673.75
<u>Surplus Savings</u>			
VG CD - GoldSach 2.25% 04/15/2024	\$	41,000.00	
VG CD -BK of China 4.5% 05/16/22	\$	30,000.00	
<u>Reserve Savings</u>			
VG CD - JPMorgan 4.7% 05/30/23	\$	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	
VG CD - Discover Bank 4.4% 10/10825	\$	51,000.00	

**Total Cash Assets** \$ 298,048.19

## INCOME &amp; EXPENSE

11/01/2022- 05/1/2021 - 2022-23  
11/30/2022 11/30/2022 Budget

## INCOME

H/O Assessments	\$	-	\$ 112,140.00	\$ 128,800.00
H/O Assessment Prepaid 2022-23	\$	-	\$ 700.00	\$ -
Late Fees	\$	-	\$ 81.50	\$ -
Interest-Savings Acct	\$	0.34	\$ 3.36	\$ 4.50
Reserve -CD Interest	\$	84.16	\$ 1,519.14	\$ 1,246.45
Vanguard Dividend Income	\$	37.63	\$ 77.29	\$ 1.25
Transfer Fee - purchasing home	\$	-	\$ 1,200.00	\$ 4,400.00
Uncategorized Income	\$	-	\$ 63.80	\$ -
<b>Total Income</b>	<b>\$</b>	<b>122.13</b>	<b>\$ 115,785.09</b>	<b>\$ 134,452.20</b>

## OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	2,980.06	\$ 14,084.73	\$ 14,199.00
CLUBHOUSE---Expenses	\$	685.58	\$ 8,966.22	\$ 6,272.00
LANDSCAPING---Expenses	\$	2,655.60	\$ 28,746.46	\$ 46,375.00
POOL UPKEEP---Expenses	\$	1,393.20	\$ 16,376.98	\$ 18,550.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	1,827.08	\$ 15,908.86	\$ 27,499.20
<b>Total Operating Expenses</b>		<b>\$9,541.52</b>	<b>\$ 84,083.25</b>	<b>\$ 112,945.20</b>

**NET FY 2022-2023 OPERATING BALANCE** \$ (9,419.39) \$ 31,701.84 \$ 21,507.00

**TOTAL RESERVE EXPENDITURES** \$ 489.50 \$ 489.50 \$ -

# Draft Dec 3 2022 Minutes Golden Keys HOA Special Board Meeting

December 3, 2022

Members Present: Jenny Scrivner, Chris Anderson, Pam Heckaman, Paul Hawes

Members Absent: Tom Kernen, Christie Schroeder, Debra Dillon,

No Guests

1. Confirm Agenda: Agenda accepted.
2. Call to Order: Meeting called to order 5:00 P.M. by Jenny Scrivner.
3. New Business: Paul Hawes presented the three bids for the pool renovation. After motion and second and vote the motion was accepted, four in favor and three absent, for the bid of Swimming Pool Service and Repair in the amount of \$15,560.00
4. Motion to adjourn after second and vote the motion was accepted four in favor with three absent, the meeting was adjourned at 5:15 P.M.

Respectfully submitted, Chris Anderson, Acting Secretary



**DRAFT – Golden Keys HOA Regular Board Meeting Minutes**  
Clubhouse 3016 N 62<sup>nd</sup> Place, Scottsdale, AZ 85251  
December 20, 2022 – 5PM to 6:33PM

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

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

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. Modification was made to amended the first item under topic to state: ...November 15, 2022, Board Meeting Minutes.
2. **Call to Order:** The Board meeting was called to order at 5:03 PM by President, Jenny Scrivner.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
  - o **Motion** to approve amended November 15, 2022, Board Meeting Minutes. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve November 2022, Financial Report. Seconded; **approved**, seven yes, zero no, zero abstain.
  - o **Motion** to approve December 3, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, seven yes, zero no, zero abstain.
4. **Standing Committee Reports**
  - a. **Architecture** - Jenny Scrivner
  - b. **Clubhouse** - Christie Schroeder
  - c. **Community Liaison** - Chris Anderson
  - d. **Landscaping** - Chris Anderson
  - e. **Communications** - Tom Kernen
  - f. **Finance** - Tom Kernen
  - g. **Pool** - Paul Hawes
  - h. **Real Estate** - Pam Heckaman
5. **Old Business**
  - a. Status of Governing Documents- Jenny Scrivner
    - There have been 145 consent forms returned to date.
6. **New Business**
  - a. Nominating due no later than January 20 board meeting for the annual community service recognition – provide your written recommendations to Jenny Scrivner
  - b. **Motion:** Approve AZMetroscapes increase in monthly rate to \$2,195.00 - Chris Anderson. Seconded; **approved**, seven yes, zero no, zero abstain.
  - c. Discussion of unauthorized expenditures by non-board members - Pam Heckaman
  - d. **Motion:** The Board to provide 1) a detailed response for each of the '20 reasons' in flyer to community and, 2) a detailed comparison of current and amended Declarations – Jenny Scrivner. Seconded; **approved**, seven yes, zero no, zero abstain.
7. **Open Forum**
  - a. The 2018 Reserve Study is on the Golden Key HOA website
8. **Executive Session:**
  - a. **Motion:** Move to Executive Session: Seconded; **approved**, seven yes, zero no, zero abstain.
    - Discussion of legal advice regarding enforcement matters pursuant to A.R.S. 331804(A)(1) Planned Communities.

- b. **Motion** to adjourn Executive session at 6:19 PM. Seconded; **approved**, seven yes, zero no, zero abstain.
- 9. **Open session resumed.** Chris Anderson was absent for personal reasons when the open session resumed. **Motion:** Release counts four weeks post mailing of the detailed response for each of the '20 reasons' in flyer to community and, a detailed comparison of current and amended Declarations. Seconded; **approved**, six yes, zero no, one absent.
- 10. **Adjourn** - Jenny Scrivener adjourned the meeting at 6:33PM  
Respectfully submitted by Debbie Dillon, Secretary.

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

**Board Report/Minutes Architectural Standards Committee (ASC) Meeting  
Clubhouse: 5:00 PM, Dec 13, 2022**

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

**ASC Members Absent:** none

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

- 6205 E Catalina Dr. – Approved unanimously

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

- 6241 E Catalina Dr. – replace front windows and garage door (same sizes and materials/designs)
- 6214 E Avalon Dr. – Repaint using colors from the approved palette

**Other Topics:**

- Neighborhood Assessments:
  - Fall 2022 Landscaping Walkthrough – properties with findings – 24: 16 fully addressed as of 12/13/2022
  - Spring 2022 Walkthrough – properties with findings – 41
    - Landscape findings: all complete as of 8/23/22
    - Paint/structure findings: 16 (15 complete as of 10/31/2022)
      - One Lot owner requested additional time to find contractor to do the repairs.
- 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.
    - 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 **December 31, 2022**, for the agenda of the **January 10, 2023**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

## December clubhouse report

From: Christine Schroeder (cks0@cox.net)

To: cks0@cox.net

Date: Monday, December 12, 2022 at 09:55 AM MST

There were no reservations this past month.

The electrical panel was replaced.

The sewer system has had to be unclogged twice now in only 6 months. I suggest we have the entire length of the sewer scoped to see it's condition. From there we will have a better idea of what needs to be done.

Sent from my iPad

# December 2022 Community Liaison Report

I attended the City of Scottsdale Project Update Open House on Monday, December 5 at the Paiute Neighborhood Center for the changes to Thomas Road between 56th Street and 73rd Street and 68th Street between Thomas and Indian School. I ran into a couple of other GK residents there as well. The community received notification of the meeting via a postcard from the City, that frankly, could easily have been missed because it looked like an advertising flyer.

The open house had at least five Scottsdale employees, had huge posters of the proposed plans. Both projects include the addition of bike lanes and Thomas Road will be reduced to two lanes on both sides, similar to Indian School from 50th St. eastward.

The 68th Street project is scheduled to begin in early 2023.

The Thomas Road project is scheduled to begin in early 2024.

I raised the following issues orally with one of the transportation planners as well as in writing on the written comments forms provided:

1. 64th Street is already a raceway and will become more of one once the 68th St. project begins.
2. We already have problems in our neighborhood being used as a cut through to and from Indian School.
3. The traffic signal at 61st Pl and Thomas is a very irregularly timed traffic signal and this will impact traffic unless it is fixed.
4. Once the Facility opens at 61st Pl. and Thomas (scheduled for December) there will be an increase in traffic exacerbating the problems outlined above.

Additionally, Barry Downs was also in attendance and told me he raised the issue of lowering the speed limit on Thomas Road.

Chris Anderson

# December 2022 Landscape Report

The Pinchot gate was repaired on November 25 with the installation of a mechanism on the outside that is supposed to slam the gate. Keys provided for the padlocks were returned and the padlocks, chains and keys are in a red box on the office shelves. This mechanism may need to be added at some point to the Avalon entrance.

The backflow and water intake pipes just south of the pool house was replaced on December 2 after leakage was reported on December 1. Barry Downs has an extra of the special tool required to turn off the water meter on the Pinchot side of the wall outside the pool house and said he would put it inside the pool house. A new test was performed and provided to us and the City. The cost for this repair is something to consider for addition to the Reserve Study as all the others will probably need replacement in the future.

AZMetroscapes has raised their monthly rate (after reducing it because we are not winter over seeding) to \$2,195 and a separate motion is required to approve this new monthly contract amount.

A meeting was held on December 8 was attended by seven of the "swimmers" to discuss the issues caused by the oleanders that run west and south of the west pool decking. Per information located by Christie Schroeder, this clogging of the sewer been known a problem since about 2014. The clogging has occurred twice this year. A plumber was called to clear the sewer. The backup goes into the bathrooms creating quite a mess. The swimmers were pretty vocal about keeping the ambiance of the oleanders. Although, I obtained an estimate of removing and or stumping the north side of the plants, I will hold off on any action pending a design plan for the full landscape of the common area.

As a stopgap, Christie put some treatments down the sewer to, hopefully, keep down the roots.

With respect to the common area improvement, I will be drafting a scope of work for landscape designers. I am soliciting names of landscape designers. Also, related to improvement, I learned from a city inspector, that the submittal window for grass reduction and rebates will reopen in June of 2023.

There are reports of a resident letting their dog loose on the grass in the common area. This could result in fines/and or stripping of our pool permit. If you see this please inform the resident to remove their dog. If I see it, I will ask to restrict that resident's access to the pool area.

Chris Anderson

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

**December 20, 2022**

1. Production of the Key Lines and curation of the web site continue as planned.
2. The Social Committee is planning another event in January – date to be announced.
3. Will be assisting Nancy Dallett by posting social media announcements for the community-wide garage sale on February 18, 2023.

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

**December 20, 2022**

- 1) Bank accounts are balanced for November 2022.
  - a) Monthly reports distributed to all Directors for review.
  - b) All invoices received through December 17 are paid in full.
- 2) Assessments are paid in full for all 184 members. A check for the late fee from one member was received and all accounts are current at this time.
- 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) As a reminder to the Directors, large expenditures such as from reserves, need to be planned with the maturity of our CD's which have been "laddered" to provide varied maturity dates. This strategy allows for availability of funds while trying to maximize the return on investment. Our next CD matures in March. The maturity date appears in each CD descriptive name on the Treasurer's Report.



## **GK POOL REPORT, NOVEMBER**

Most of you are aware that the pool heaters have been turned off as of Dec. 1, 2022 and will be off until early March 2023. During January the pool will be going through an upgrade and will be closed while the contractor completes the project. The pool will be drained during that time. The project consists of removing the existing waterline tiles, installing new tiles and cleaning the pebble tech surface before refilling the pool.

Presented by: Paul Hawes

480/206-5902

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

November 16 - December 20 closings:

There were no closings this past month.

There are no homes currently in escrow.

There are two (2) homes listed for sale:

6305 E Pinchot

6229 E Pinchot

**Leased Properties:**

There are currently five leased properties.

Respectfully Submitted By:

Pam Heckaman