

# KEY LINES

January 2023

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

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## AGING ISN'T CHEAP

Our homes, our cars, and our bodies all tell us the same story – we require regular maintenance but as we get older, that becomes more expensive. Our HOA facilities tell us the same story. Most of you are aware that we are completing a major project at our beautiful pool. The project contains preventive maintenance work and upgrading of features such as the tile and ladders to rejuvenate its beauty.

In the last few months we had to replace/update the electric panel in the clubhouse after learning the product installed many years ago has been cited as a cause of fires in commercial installations. Following the advice of the experts, our service panel was replaced in December.

As homeowners, we all know better than to ask, "What's next?" Too late – the answer seems to be the sewer line from the clubhouse to the west end of the common area. The line has been invaded by oleander roots. Christie Schroeder and Chris Anderson are managing this issue and are bringing remediation suggestions to the board for consideration. The best outcome is to deal with the invasive roots and maintain (clear and inspect) the line regularly. Our hope is to avoid a huge bill to replace the entire line.

## UPDATE on GOVERNING DOCUMENTS

Packets of information from the Board were distributed on January 6 in response to requests from members attending the December 18 meeting. These documents were the Board's response to the "20 Reasons ..." document and a summary of major differences between the existing 2004 Declaration and the proposed 2022 Amended and Restated Declaration. Copies are also available for review under the "Governing Documents" tab on the website.

Any member who wants to change a consent form that was previously submitted may do so by contacting Debbie Dillon at [gkhoa\\_debbiedillon@yahoo.com](mailto:gkhoa_debbiedillon@yahoo.com).

Consent form counts will be communicated to the Board and members at the February 21 board meeting.



**Next Board Meeting**  
**Feb 21, 2023**  
**Clubhouse**  
**5pm**



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



**Happy Valentine's Day!**



## THINGS to DO

It is the most exciting time of the year in the Valley of the Sun. Here are a couple of local reminders.

**Parada del Sol:** The celebrations will be held in Old Town Scottsdale on Saturday, Feb. 4, 2023, starting at 10 a.m. with the Trails End festival lasting from 12 p.m. until 4p.m. To learn more, check out: <https://scottsdaleparade.com/>

**Penske Racing Museum:** The Penske Racing Museum showcases an amazing collection of cars, trophies and racing memorabilia chronicling the career of one of the most successful dynasties in all of sports. Open 7 days a week and located at 7191 East Chauncey Lane Phoenix, AZ 85054. To learn more,

visit: <https://www.penskeautomall.com/penske-racing-museum/>

**Wonderspaces:** An ever-changing art show featuring immersive, ever-changing installations – located inside Scottsdale Fashion Square. For information on hours, tickets, etc., visit: <https://arizona.wonderspaces.com/>

**Mardi Gras:** Golden Keys social Feb 19th 4pm at the Clubhouse RSVP LaDeta Gandy 214-384-7150

## Cupid has its roots in Greek mythology



He's the charming cherub that appears on Valentine's Day cards, often depicted with a bow and arrow — but how did Cupid become a common symbol of Valentine's Day? According to [Time](#), the figure can actually be traced all the way back to 700 B.C., to the Greek god of love named Eros, who was actually a handsome, immortal man with the intimidating power to make people fall in love. It wasn't until the 4th century BC that the Romans adopted Eros into the image of a cute little boy with a bow and arrow, naming him "Cupid." By the turn of the 19th century, Cupid had become linked to Valentine's Day due to his love-matching powers.



Zen Quotes: "If you truly loved yourself, you could never hurt another."



## Annual Members Meeting : Save the DATE

Annual Members Meeting will be **Sunday March 19th, 3:00pm** at the **Clubhouse**

## Neighborhood Block Watch

If you are interested in learning how to keep you and your home safe, please come to Neighborhood watch meeting on **Feb 8th at 5pm** at the **Clubhouse**. There will be a speaker from the Scottsdale police department to help give you peace of mind.

. If you have any questions prior to the meeting please call,  
**Fran Nicoletti 516-972-2419 msfran7441@hotmail.com**





**Safety Tips:****BASIC SAFETY TIPS**

To start the new year, we are sharing some very basic reminders:

Make certain that you have these phone numbers next to your phone or available to you at all times: 911

Poison Control: 1-800-222-1222

Family member, neighbor, or friend to call in case of emergency

Healthcare provider's office

Carry a list of all your medications in your wallet and ALSO keep a copy on your medicine chest or refrigerator.

It's January, have you had all of the batteries changed in your smoke alarms?

**REMINDER to Consent for the A&R Declaration**

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](mailto:GKHOA.jenny.scrivner@gmail.com) for an application form.

The ASC will hold meetings at **5PM at the clubhouse** on the 2nd Tuesday of every month (whenever there are applications on the agenda). Applications are due no later than **Feb. 4, 2023** to be on the agenda for the meeting on **Feb 14, 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)
<b>Budget Meeting</b>	Feb 6, 2023 5pm Clubhouse
Creative Crafters	Feb 7, 2023 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377
<b>Neighborhood Watch</b>	Feb 8, 2023 5pm Clubhouse
<b>Arch Stds. Committee</b>	Feb 14, 2023 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
Ladies Who Lunch	Feb 17, 2023 Noon Gloria Keenan 602-228-3189
<b>GK Keys Garage Sale</b>	Feb 18, 2023 8-noon cash only
<b>Mardi Gras Social</b>	Feb 19, 2023 4pm Clubhouse
<b>HOA Board Meeting</b>	Feb 21, 2023 Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)
Bunco	Feb 28, 2023 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423



## The Gay Side of Life: Some driving reminders

Forget the traffic rules you learned elsewhere. Phoenix has its own version of traffic rules:

If you actually stop at a yellow light you will be rear ended, cussed out and possibly shot.



Road construction is permanent and continuous in Phoenix. Detour barrels are moved around for your entertainment pleasure during the middle of the night to make the next day's driving a bit more exciting.

Maricopa Freeway, Papago Freeway and the I-10 are the same road. SR 202 is the same road as The Red Mountain FWY and the Santan FWY. Dunlap and Olive are the same street too. Jefferson becomes Washington, but they are not the same street. I-17 is called the Black Canyon FWY or The Veterans Memorial Highway. SR-101 is also the Pima FWY except west of I-17 (The Black Canyon FWY/Veterans Memorial HWY) when it is named the AQIA FRIA FWY. Lastly, Thunderbird Rd. becomes Cactus Rd. but Cactus Rd. doesn't become Thunderbird Rd. because it dead ends at a mountain .

**Riddle:** What 5-letter word typed in all capital letters can be read the same upside down?

ANSWER: SWIMS!



**SERVICE RECOGNITION AWARD Reminder:** The Board is accepting nominations for the 2022 community service award. All nominations must be in writing and submitted to Jenny Scrivner at gkhoa.jenny.scrivner@gmail.com or to her residence at 6278 E Avalon.



## Trivia and Fun Facts - Scottsdale Fun Facts

You can actually go to college in Scottsdale to earn a degree in being a cowboy. It's called the Arizona Cowboy College.

Scottsdale fire trucks are just a little bit different. Rather than the usual boring red, the city went with a more original color: Chartreuse.

You just might run into Bigfoot's sibling, the Mogollon Monster, rumored to roam the rocky terrain of the Arizona desert around Scottsdale.

Waste management crews all over America are more than thankful for those robotic arms on garbage trucks that make their job so much less...messy. Those lifesavers? Invented right here.

Founder Winfield Scott and brother George originally gave the town the name "Orangedale," due to the large citrus groves they were so great at planting and harvesting. The city didn't get its current name until 1894.



Believe it or not, Scottsdale is only four hours from the ocean.

You have to love chili in this city. It's been the official food since 1994. Bonus trivia – Tom Kernen did win a 2008 Chili Cook-Off for State of Arizona employees, beating out a trained chef who mistakenly thought wearing his torque blanche would be an advantage.

## BOARD of DIRECTORS Budget Workshop

The Board of Directors will meet **Monday, February 6th, 2023 at 5:00pm**, in a workshop to prepare the 2023-24 budget at the clubhouse.







## RECIPE OF THE MONTH - Fran Nicoletti

### Cheesy Scalloped Potatoes:

1 lb. potatoes thinly sliced	¼ cup of butter
1 ½ tsps.. minced garlic	3 TBSP all-purpose flour
1 tsp. salt	¼ tsp. pepper
1 ½ cups milk	2 cups shredded cheddar cheese divided

Not everyone can be a truffle. Most of us are potatoes. And a potato is a very good thing to be. -Massimo Bottura

Preheat oven to 350. Butter an 8x8 or 7x 10 pan. Line half of the potatoes on the bottom of pan.

Melt butter in small saucepan over med heat. Add garlic and cook 1-2 minutes. Whisk in flour, salt & pepper. Let cook another minute. Turn heat to medium low. Slowly whisk in milk until smooth. Bring to a light simmer and allow to thicken. Stir in ¼ cup cheese until melted and remove from heat. Pour half of the sauce over potatoes. Sprinkle about ½ cup cheese over the top. Line remaining potatoes on top cover with remaining sauce & cheese.

Bake uncovered for 50-60 minutes or until potatoes are fork tender and the top is golden brown.

**Recipe Corner-** Please submit recipes to:  
[msfran7441@hotmail.com](mailto:msfran7441@hotmail.com) or drop it off at 6310 E. Pinchot Ave



## ★HAPPY★ BIRTHDAY!

McKinney, John C	2/4
Rogers, Martha	2/4
DeRosa, Cecily A.	2/5
Schulhauser, Carol Ann	2/5
Tabah, Albert	2/10
Means, Bennett	2/12
Thompson, Stephen	2/12
Aldrich, Beverly	2/13
Gress, Nancy	2/16
Coombs, Charlotte	2/21
McAlpin, Annamarie	2/24
Henry, Sharon L.	2/26
Garcia, Mary Ellen	2/28

### Save the date for the next Golden Keys social



February 19th, Sunday 4pm

It's a **Mardi Gras** celebration

**Fat Tuesday on Sunday**

**RSVP yes's only to LaDeta Gandy 214-384-7150**



"Exercise should be regarded as a tribute to the heart."



-Gene Tunney

### 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 [pshawesaz@outlook.com](mailto:pshawesaz@outlook.com)

**Recipe of the Month** /Fran Nicoletti [msfran7441@hotmail.com](mailto: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, Pam Smusz, Elizabeth Ottosen)

**Landscaping**/ Chris Anderson 480-508-6270 [chrissyanderson213@gmail.com](mailto:chrissyanderson213@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**  
**Feb 28, 2023, 6pm**  
 Next date is  
**Mar 28, 2023, 6pm**  
 Clubhouse  
 Carolyn Cuneo  
 please call or email:  
**602-538-1423**  
**cunecarolyn@yahoo.com**

**Bridge Players**  
**Retta Kelly**  
**480-945-3303**  
**Monday's at**  
**12:30PM**  
**Clubhouse**



**Creative Crafters:**  
**Nancy Dallett 480-861-8776**  
 nldallett@gmail.com  
**Sue Kernen 602-619-3377**  
 skernen@cox.net  
**Feb 7, 2023 4-6pm**  
**RSVP please to Sue**



**Ladies Who Lunch**  
 Gloria Keenan  
 602-228-3189  
**Feb 17, 2023**  
**ZUZU**



**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 **Jan 23, 2022 area #4**.  
**Reminder: 9 DAY RULE** - Residents may place bulk/brush out for collection no sooner than 9 days prior to the Monday of scheduled collections week.  
**Please put bulk/brush pickup behind your wall, not your neighbors.**

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

Solid Waste 480-312-5600 Thank you, Sue Kernen

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

## Key Lines Needs your help

We are looking for members to help with the Key Lines, there are several areas that are open. Please let us know if you would like to contribute once a month.

Contact: Sue Kernen 602-619-3377 or skernen@cox.net



## Golden Keys Garage Sale : There is still time to sign up



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)

## Pool News: Take a look at the new remodeled pool, it is beautiful!

Pool will be heated by March 1st.



"The lovers embraced. True love has conquered."



# Minutes - Golden Keys HOA Board Meeting January 17, 2023 – 5PM Golden Keys Clubhouse

Taken by: Tom Kernen

1. **Agenda approved**
2. **Meeting called to order at 5:00 PM**
  - Attendees: J Scrivner, C Anderson, C Schroeder, P Heckaman, P Hawes, T Kernen
  - Absent: D Dillon
  - 1 member was in attendance
3. **Ratify previous board meeting minutes and financial reports**
  - Motion to approve December regular meeting minutes. Seconded. Unanimous approval
  - Motion to approve December financial statements. Seconded. Unanimous approval
4. **Standing Committee Reports** – written reports were distributed in advance to the board members for review and also available for members in attendance  
**(Please note that committee reports are published in the website version of the Key Lines)**
  - Architecture – Jenny Scrivner
  - Clubhouse – Christie Schroeder
  - Communications – Tom Kernen
  - Finance – Tom Kernen
  - Community Liaison – Chris Anderson
  - Landscaping – Chris Anderson
  - Pool – Paul Hawes
  - Real Estate – Pam Heckaman
5. **Old Business**
  - Status of Consent form collection for 2022 A&R Declaration – Jenny Scrivner for Debbie Dillon
    - The count for completed consent forms remains at 145
    - Newly completed and changed forms are still being accepted by Debbie Dillon
  - Nominations for recipient of 2022 Service Appreciation Recognition - Jenny Scrivner
    - Jenny will accept additional nominations until the February board meeting
  - Preparation for Annual Membership meeting – Jenny Scrivner
    - Meeting date/time: 3pm, Sunday, March 19
      - Purpose of Annual Members' Meeting is to report on the status of the Association by the Board to members, and allow members to address the community
      - No election of directors is necessary at this year's meeting
    - Committee chairpersons will prepare annual reports for distribution to members
    - Other materials such as last year's meeting minutes, the 2021-22-year end financial report, and the 2023-24 approved budget must also be prepared for distribution
    - Meeting announcement to be delivered between January 28 and February 17
6. **New Business**
  - None
7. **Open Forum**
8. **Executive Session:** Motion to move to Executive section for discussion of legal matters pursuant ARS 33-1804(A)(2) (Planned Communities). Seconded.
  - Executive session adjourned by motion at 6:02 PM
9. Board meeting adjourned by motion at 6:02 PM



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

**Board Report**

**Golden Keys Architectural Standards Committee (ASC) Meeting  
January 2023**

There was no meeting held during January since no applications were received before the December 31, 2022, deadline. The next meeting will be 5PM, February 14, 2023, at the Clubhouse.

**Applications that notify the ASC regarding maintenance actions: no further action required** – The following applications for maintenance work were received and approved by the Chair.

- 6255 E Avalon Dr.-Replace foam roof and replace heat pump
- 6286 E Catalina Dr – Repaint with same base color and trim color from the approved palette

**Other Topics:**

- Neighborhood Assessments:
  - Fall 2022 Landscaping Walkthrough – properties with findings – 24: 20 fully addressed as of 1/5/2023
  - 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 – Gov Docs committee
    - Trash and recycling receptacle rules – Gov Docs committee
    - Duct work/AC related rules – Gov Docs committee
    - Specific noise hours per City of Scottsdale building code
    - Constrain Yard Art - Member Feedback session re Gov Docs
    - Members to notify board of changes in occupancy – Gov Docs committee
- Applications are due **February 4, 2023**, for the agenda of the **February 14, 2023**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair



## January clubhouse report

From: Christine Schroeder (cks0@cox.net)

To: cks0@cox.net

Date: Thursday, January 12, 2023 at 01:46 PM MST

There were no reservations in January.

The clubhouse is reserved for February 8th at 5pm for the first Block Watch meeting.

A plumber was called to scope the sewer line. He found a blockage and excessive roots which were drilled out and a foam root killer was put into the line. In 6 months he will come back to again scope the line and see the root growth with another foam root killer application if needed. The sewer line is going to need regular maintenance to keep it functioning.

Sent from my iPad

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

**January 17, 2022**

1. Production of the Key Lines and curation of the web site continue as planned.
2. January 6 2023 mailing to members was added to *Governing Documents* tab on website.
3. The Social Committee has announced a Mardi Gras themed members' social on Sunday, February 19.
4. 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**

**January 17, 2023**

- 1) Bank accounts are balanced for December 2022.
  - a) Monthly reports distributed to all Directors for review.
  - b) All invoices received through January 14 are paid in full.
- 2) 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. Budget workshop packages were distributed to directors on January 9.

If anyone needs assistance or a better understanding of the worksheets, I will gladly schedule one-on-one sessions to provide assistance. I have asked that all meetings be scheduled prior to February 1. In addition, I have requested, if possible, that completed worksheets be submitted to me by February 4 so I can pre-load your initial projections. These can be changed during discussion at the meeting.

Finally, I have recommended that each director, whose committee has maintenance contracts (e.g. pool, clubhouse, landscape, ??), contact the respective vendor to determine if a price increase should be budgeted for next year – some of you have already done this.

- 3) Submitted application for *Sewer Charge Adjustment Request* to City of Scottsdale for an adjustment to sewer volumetric charges pursuant to the refilling of the community pool.



January 2023 Landscape Committee Report/Community Liaison Report  
Golden Keys HOA

Landscape Committee Report

In connection with the upcoming Budget process AzMetroscape confirmed they foresee no further increase at this time. The rest was drained into the middle of the common area.

A large proportion of the water drained from the pool refurbishment was used for the trees in the common area along the Avalon wall.

Preemergent was dispersed in the rock areas in the common areas and I received an inquiry asking why the rocks were green.

I have taken photos of all the sewer backflows in order to update the landscape workbook and determine the condition of each. Most are in pretty good condition and hopefully none will need to be replaced in the next fiscal year. The backflows need to be added to the reserve study.

I am still collecting landscape design company contact information for receipt of design bid requests for the common area.

Along with Christie Schroeder, I heard from the plumber who did the scoping and cleared more of the sewer that the Oleanders will continue to be a problem which will ultimately result in a failure of the clubhouse sewer pipe. Per Christie, the plumber said the sewer replacement could run \$80,000 to \$100K.

Community Liaison

Contacted SRP, again, about when the alley lights will either be removed or at least turned off. No response as yet.

The organizational meeting for a Block Watch is set for Wednesday, February 8 at 5 p.m. please contact Francine Nicoletti for more information. All are welcome to attend. There will be a presentation by the Scottsdale Police Department on the program.

Chris Anderson

## FOLLOW UP GK POOL REPORT

### DECEMBER 2022 & JANUARY 2023

JUST A SHORT NOTE TO CLARIFY A COUPLE OF UN INTENDED IMPLICATIONS THAT WERE PART OF THE ORIGINAL REPORT. THE POOL IS BEING REFILLED AT THIS TIME AND SHOULD BE FULL LATER TODAY. THE CONTRACTOR WILL BE NOTIFIED TO COMPLETE THE RESTART PROCESS WHICH INCLUDES TURNING THE TWO PUMPS ON. THE POOL WILL BE OPEN FOR ANYONE BRAVE ENOUGH TO SWIM. THE HEATERS WILL BE IGNITED NO SOONER THAN AND NO LATER THAN FEB. 25,2023 PER WRITTEN INSTRUCTIONS. IT SHOULD TAKE APPROXIMATELY THREE DAYS TO BRING THE POOL WATER TO A TEMPERATURE OF 85 DEGREES AS INSTRUCTED. I HOPE THIS CLARIFIES MY MISTAKE. HAPPY MLK DAY.

HAVE ANY QUESTIONS. PSHAWESAZ@OUTLOOK.COM.

Presented by: Paul Hawes

480/206-5902

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF JANUARY 17, 2023**

December 21 -January 17 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