

KEY LINES

February 2023

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

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CONSENT FORM UPDATE

I have been conflicted how to write this article. After considering my approach overnight, I took the advice of Dragnet's Joe Friday and decided to write "just the facts".

The Board of Directors and community members received its first detailed update Tuesday night on the status of consent forms returned by the community.

To date, 160 consent forms for the amended and restated 2022 Declaration have been returned and counted. Of these 78 were "yes" giving consent, and 82 were "no".

The Board considered how the association should move forward from here - there are multiple options to consider. To be prudent in its decision, the Board agreed to make no immediate decision, but to step away and individually consider the alternatives.

These alternatives include:

1. Continue to effort to obtain consent which could include contacting members to see if they may have reconsidered their choice.
2. End the effort to obtain consent on the amended and restated Declaration, and then how should we proceed with the amended and restated By-Laws?
3. If the effort to obtain consent is ended, should the Board proceed with a new initiative to amend and restate the existing 2004 Declaration and By-Laws, and what does the effort look like?

The Board agreed to come together and make a decision on the next steps no later than the March 21 board meeting.


Next Board Meeting
Mar 21 2023
Clubhouse
5pm

In Remembrance

Those we have lost



Attached is a letter from **Fran Nicoletti** on the Neighbor Block Watch meeting, along with a recap of the meeting. Thank you Fran for organizing the Block Watch meeting. She still needs volunteers!





The fun continues in late February and March in and around Scottsdale.

65th Annual Heard Museum Guild Indian Fair & Market - March 4-5;

Heard Museum, 2301 N Central Ave. Phoenix: Details at <https://heard.org/indian-fair/>

Rodeo Scottsdale (Parada del Sol) - March 9-12

Westworld of Scottsdale, 16601 N. Pima Rd; Details at: <https://rodeoscottsdale.com/>

MLB Spring Training - thru March 28

10 stadiums around the Valley – 15 teams! The Diamondbacks, Rockies, and Giants are in Scottsdale; Details at: <https://cactusleague.com/>

Spring Walkthrough announcement:

The Spring Walk-through by the Architectural Standards Committee will occur the weekend of **April 7-9, 2023**. A group of volunteers will walk through Golden Keys and identify properties that have maintenance issues that need to be addressed. This is done to maintain the appearance of the community and ensure our property values do not decline due to inconsistent maintenance within the neighborhood.



Please contact **Jenny Scrivner (602-920-0837; gkhoa.jenny.scrivner@gmail.com)** if you can help with this walkthrough. It will take 30-60 minutes of your time.

Zen Quotes: "The real meditation is how you live your life." – Jon Kabat-Zinn



Meet Your New Neighbors – Paul and Maureen Maus, 6246 E Avalon Dr.

Paul Maus inherited 6246 E Avalon from his cousin, Margaret Breitkopf. She owned the property since 1984 until she passed this year. He and his wife, Maureen, plan to split time between Golden Keys and their residence in Salt Lake City Utah. They have grown to love Golden Keys through many visits with Margaret over the years.



Paul and Maureen met while in college in Minnesota (Maureen at College of St Benedict and Paul at St John University – "Sister/Brother" schools). Three (3!) days after getting married they moved to Utah and have lived there ever since. They have two daughters (ages 28 and 30) who both live in Salt Lake. They are in the act of selling their 'Mapping' business and hope to both be enjoying retirement no later than April. This business uses Geographical Information Systems (GIS) to provide information about forests and other earth features to a wide range of domestic and international clients. Gloria and I were wowed by their support of the National Parks Service (i.e., after the BIG fire in Yellowstone in 1988). Maureen handled the HR and accounting aspects of the business while Paul directed the scientific and analytical tasks.

Maureen and Paul love to travel, primarily to Europe, 'on the cheap', and frequently 'off season'. They can recommend great places to eat and stay that are off the beaten path. Maureen loves to read and to do yoga. Paul likes Pickleball and winter sports (including some extreme). They both love walking and hiking and are looking forward to learning what AZ has to offer.

-Gloria Keenan & Jenny Scrivner

Safety Tips:



During the recent Neighborhood Watch meeting, we learned about the increase in catalytic converter thefts in Arizona. The guest speaker informed us about the City of Scottsdale's **FREE** catalytic converter theft prevention program. The next event is March 19 from 9:00 AM – 2:00 PM and the Scottsdale Midas shop in Old Town. The process takes 8 minutes.

You must register to participate. More details and registration information is at:
<https://www.scottsdaleaz.gov/events/catalytic-converter-theft-prevention-event>

Remember!!!

Annual Members Meeting : Save the DATE

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

Missing Keys?

Set of Keys found by GK landscape crew morning of February 9. Contact any board member to identify and claim.



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 **Mar. 4, 2023** to be on the agenda for the meeting on **Mar 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 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)
GK Girls Money Cents	Mar 2, 2023 10-noon clubhouse (1st Thursday) Shelly Lear 480-993-3136
Creative Crafters	Mar 7, 2023 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377
Arch Stds. Committee	Mar14, 2023 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
Ladies Who Lunch	Mar 17, 2023 Noon Gloria Keenan 602-228-3189
Annual Members Mtg	Mar19, 2023 3pm Clubhouse
Social	Mar 19, 2023 after the Annual Members Meeting
HOA Board Meeting	Mar21, 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:

A client receives a bill from his lawyer in the mail. He's livid at the amount and calls the lawyer to berate him for charging such ridiculous fees. The lawyer listens for a moment before stopping the client mid-sentence. "You know," the lawyer says, "you're being a real jerk about this and I'm beginning to regret naming my boat after you."

Give a man a fish and he will eat for a day. Teach him how to fish and he will sit in a boat and drink beer all day.



Riddle: Forward, I am heavy; backward, I am not. What am I?

Answer a ton!

2023 BUDGET and ANNUAL ASSESSMENT

The February 6 budget workshop presented the board of directors with many challenges, mostly centered around rising costs due to inflation. After 2½ hours, the board reached agreement that resulted in a budget for the new fiscal year beginning May 1, 2023 (copy is attached to the Key Lines).

Based on the new budget, the new annual assessment amount is \$750.00 per property. Invoices will go out on April 1 with a due date of May 1.

The increase of 7.1% is less than the 2022 cost of living index used by the Social Security Administration. It's been 5-6 years since our last assessment increase. Since 2018, the SSA cost-of-living adjustment has been a cumulative 20.3%. We have been very fortunate.

Golden Keys remains one of the lowest costs HOA's in Arizona, due mostly to its self-managed and volunteer strategy along with well-funded reserve and surplus savings accounts that are key to the association's sound financial position.

Trivia and Fun Facts - I've been enjoying the annual treat from Girl Scouts and hope you have also enjoyed them. Here are just a few fun facts.

They started with a troop in Muskogee, OK in 1917 when the girls baked simple sugar cookies and sold them in the school cafeteria.

They got a real boost in popularity in 1924 when Babe Ruth promoted their million-cookie drive.

In 1933, there were 44 cookies packed in the 23-cent box.

Katie in Oklahoma City holds the record for selling 21,477 boxes in 8 weeks



Golden Girls Money Cents

Come join the women in Golden Keys to chat and learn from one another about our money cents! It will be fun to create new friendships and help each other grow stronger in our financial awareness. Knowledge is power, you are braver than you believe, stronger than you seem and smarter than you think. Let's become a group of women who inspire and challenge one another, to enhance our lives.

Hosted by **Shelly Lear**

Join us at the **Golden Keys Clubhouse**, First Meeting **March 2, 2023, 10am-noon**
(1st Thursday of every Month)

For more information, please call or email:
480-993-3136 * shellygoldenkeys@gmail.com





RECIPE OF THE MONTH - Fran Nicoletti

Christi LaDeaux shared several recipes and I will post them over the next few months.

Thank you Christi!

No soldier can fight unless he is properly fed on beef and beer. -John Churchill

Slow Cooker BBQ Short Beef Ribs:

2 lbs. beef short ribs	1 cup water
1 cup Ketchup	6 oz can tomato paste
¾ cup brown sugar	½ cup distilled WHITE Vinegar
2 Tbsp. Dijon Mustard	1 Tbsp. salt

Place short ribs into slow cooker with the bones facing down. In a bowl, whisk together the remaining ingredients. Pour mixture over ribs. Cook on low for 8 hours. Remove ribs and shred meat, discard bones and return shredded meat to the slow cooker. Toss in the sauce and serve.

Recipe Corner- Please submit recipes to:
msfran7441@hotmail.com or drop it off at 6310 E. Pinchot Ave



**Save the date for the next Golden Keys social
Annual Members Meeting
March 19th, 3pm, social will follow meeting!**

Thank you to social committee for hosting a great Mardi Gras Party!

The Food, games, music were just perfect.

Thank you to all of you that helped with the clean up. I was really nice seeing everyone pitch in. Many hands make light work.

HAPPY BIRTHDAY!

Gandy, LaDeta	3/2
White, Denise	3/2
Nguyen, Dung	3/7
Keenan, Gloria	3/8
Zillich, Genevieve	3/10
Bob Lurian	3/12
Goss, Andrew E.	3/13
Ottosen, Robert	3/15
Strickland, James A	3/15
Sarandi, Peggy	3/18
Thompson, Tally	3/18
Raup, Angela Jeanne	3/23
Henry, Mel	3/29
Ardans, Martina C	3/31

"Tough times don't last but tough people do."



-Robert H. Schuller

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

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, Pam Smusz, Elizabeth Ottosen)


Landscaping / Chris Anderson 602-499-0232 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)





Golden Girls Money Cents
Shelly Lear 480-993-3136
March 2, 2023 10am
Clubhouse 

Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of Feb 20, 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>



Bunco Clubhouse
Feb 28, 2023, 6pm
Next date is
Mar 28, 2023, 6pm
Clubhouse
Carolyn Cuneo
please call or email:
602-538-1423

Sign! Signs! Everywhere a Sign!

On September 24, 2022, a new Arizona law went into effect, A.R.S. Section 33-1808. This law affects how Planned Communities (HOA'S) can control or limit the use of flag displays and various signs, including expanding the definition of political signs. For this purpose, the law defines such a political sign as follows: "Association-specific political sign-a sign that supports or opposes a candidate for the board of directors or the recall of a board member or a planned community ballot measure that requires a vote of the association members."

You may have recently seen signs in the community related specifically to on-going initiatives in the community. This new law does allow for these signs and supersedes any restrictions in our governing documents. The board of directors may want to review this law in the future and provide some guidelines, as the law allows.

You can follow this link for more information:

<https://www.mulcahylawfirm.com/hb2158-homeowners-associations-political-community-activity/>

Thank you Nancy Dallett for organizing the Golden Keys Garage sale.

It was a lot of fun seeing neighbors out and about looking for treasures. There seemed to be a lot of people enjoying themselves. Another successful garage sale. Thank you Nancy!

Blackout Window shade: free, but donation would be great. Shade will fit a long narrow window that is made for the GK homes and is run by remote control, but new owner will need to purchase a remote to control it. This size will mount on the wall instead of the window frame. Please ask any questions. Denise 310-717-8671



"I don't have time to worry about who doesn't like me."



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



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



Ladies Who Lunch
Gloria Keenan
602-228-3189
Mar 17, 2023
Village Tavren 12:15pm
Scottsdale

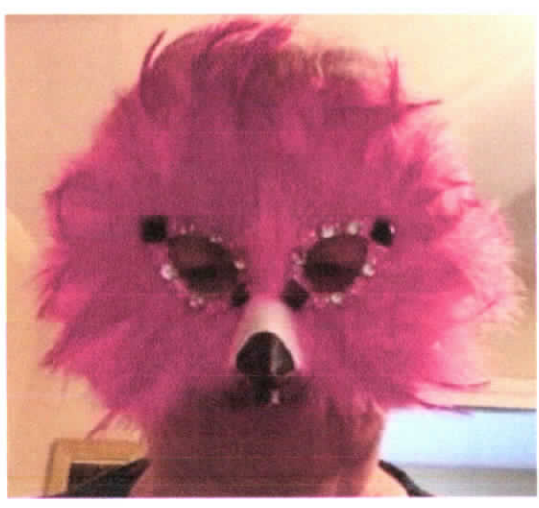


Men's Lunch
for more information contact:
Bob Will 480-946-4889
Rides available
Every Friday
Hope to see you there!

Mardi Gras Social

2-19-23





Party Time

CASH ASSETS

Checking	\$	17,062.50		
Savings	\$	17,491.18		
Vanguard	\$	229,925.02		
Vanguard - Settlement Cash Account	\$		925.02	
<u>Surplus Savings</u>				
VG CD - GoldSach 2.25% 04/15/2024	\$	41,000.00		
VG CD -BK of China 4.5% 05/16/23	\$	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% 10/10/25	\$	51,000.00		

Total Cash Assets \$ 264,478.70

INCOME & EXPENSE

01/01/2023- 05/1/2022 - 2022-23
1/31/2023 1/31/2023 Budget

INCOME

H/O Assessments	\$	-	\$ 112,700.00	\$ 128,800.00
H/O Assessment Prepaid 2023-24	\$	-	\$ 700.00	\$ -
Late Fees	\$	-	\$ 186.50	\$ -
Interest-Savings Acct	\$	0.15	\$ 3.70	\$ 4.50
Reserve -CD Interest	\$	199.39	\$ 1,765.13	\$ 1,246.45
Vanguard Dividend Income	\$	2.93	\$ 82.57	\$ 1.25
Disclosure Fee - purchasing home ¹	\$	-	\$ 1,200.00	\$ 4,400.00
Uncategorized Income	\$	-	\$ 71.30	\$ -
Total Income	\$	202.47	\$ 116,709.20	\$ 134,452.20

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	1,224.08	\$ 15,895.36	\$ 14,199.00
CLUBHOUSE---Expenses	\$	1,230.19	\$ 10,624.60	\$ 6,272.00
LANDSCAPING---Expenses	\$	1,975.50	\$ 35,530.91	\$ 46,375.00
POOL UPKEEP---Expenses	\$	4,618.93	\$ 23,180.78	\$ 18,550.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	1,351.51	\$ 18,566.41	\$ 27,499.20
Total Operating Expenses		\$10,400.21	\$ 103,798.06	\$ 112,945.20

NET FY 2022-2023 OPERATING BALANCE \$ (10,197.74) \$ 12,911.14 \$ 21,507.00

TOTAL RESERVE EXPENDITURES \$ 7,780.00 \$ 15,268.29 \$ -

¹Renamed from "Transfer Fee"

DRAFT - Golden Keys HOA Board Meeting Minutes
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
February 21, 2023, 5:00PM – 6:15PM

1. Agenda approved

2. Meeting called to order at 5:01 PM

- Attendees: C Anderson, D. Dillon, P Hawes arrived at 5:12pm, P Heckaman, T Kernen J Scrivner, and C Schroeder
- 25 members were in attendance.

3. Ratify previous board meeting minutes and financial reports

- **Motion** to approve December 18, 2022, **Special Member Meeting Minutes**. Seconded; approved, six yes, zero no, no abstain, one absent.
- **Motion** to approve January 2, 2023, **Special Board of Directors Meeting Minutes**. Seconded; approved, six yes, zero no, no abstain, one absent.
- **Motion** to approve January 17, 2023, **Board Meeting Minutes**. Seconded; approved, six yes, zero no, no abstain, one absent.
- **Motion** to approve February 6, 2023, **Budget Workshop Minutes**. Seconded; approved, five yes, zero no, one abstains, one absent.
- **Motion** to approve January 2023, **Financial Report**. Seconded; approved, six yes, zero no, no abstain, one absent.

4. Standing Committee Reports – 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

- a. Status of Governing Documents – Jenny Scrivner
 - Total consent forms tallied = 160; Yes -78, No - 82.
 - Discussion of next steps
 - **Motion:** Defer any follow-up decision no later than the next board meeting on 3-21-2023. Seconded; **approved**, seven yes, zero no, no abstain.
- b. Nominations for recipient of 2023 Service Appreciation Recognition
 - Nominees: Charlotte Coombs, Betsy Spiegel, and Martha Spruell. The decision was made and will be announced at the annual meeting, 3-19-203.
- c. Preparation Annual Membership meeting – Jenny Scrivner
 - Meeting date/time: 3 pm, Sunday, March 19, 2023
 - Purpose of Annual Member's Meeting
 - Report on the status of the Association by the Board to members
 - Open Forum for member comments
 - Committee chair reports are due to D. Dillon on February 24, 2023.
 - Other materials also due to D. Dillon on February 24, 2023
 - The meeting announcement was delivered/mailed on February 16, 2023.

6. New Business

- **Motions** for 2023-2024 budget.
 - **Motion** to approve 2023-2024 Operating Budget. Seconded; **approved**, six yes, zero no, one abstains.
 - **Motion** to approve 2023-2024 Reserve Spending Budget. Seconded.
Unanimous approval.
- **Motion** to set the members' annual assessment fee for FY 2023-2024 at \$750.00. Seconded. **Unanimous approval.**
- **Motion** to approve new Admiral Pool Company contract effective March 13, 2023. Seconded. **Unanimous approval.**
- HB2158 (approved in 2022): HOAs may not prohibit display of association-specific political signs.

7. Open Forum

8. Executive Session: N/A

9. Board meeting adjourned by Jenny Scrivner via unanimous motion at 6:15 PM

Respectfully submitted by Debbie Dillon, Secretary

Golden Keys HOA

Minutes of 2023-2024 Directors Meeting for Budget Workshop

February 6, 2022, 5:00 pm – Clubhouse

1. Agenda Confirmed.
2. Meeting called to order by Mr. Kernan, Treasurer, at 5:02 PM.
3. Directors in attendance: J. Scrivner, D. Dillon, C. Schroeder, C. Anderson, P. Hawes, P. Heckaman, T. Kernan.
4. 6 Members were in attendance.
5. Prepare the FY 2023-2024 Operating Budget for submittal to Board for approval at a later date.
 - The board reviewed estimates submitted to Treasurer prior to the workshop.
 - Following discussion, the board agreed to an operating expense budget.
 - The board then reviewed the income requirements necessary to support the operating expense budget, including the 2023-2-24 reserve account contribution.
 - The board reached a consensus that the 2023-2024 assessment charged to each member would be increased to \$750.00 per year an increase of approximately 7.1% which is allowable per the association governing documents.
 - The board also agreed Mr. Kernan would make final adjustments to the 2023-2024 operating expense budget to balance the income and expense accounts.
 - The operating budget will be submitted to the board at the February 21 meeting for approval.
6. Prepare the FY 2023-2023 Reserve Expenditure Budget to be submitted to the Board for approval at a later date.
 - The board reviewed and discussed reserve expenditures scheduled in the 2018 Reserve Study. It was agreed that some items may be deferred as their current condition does not warrant repair or replacement at this time.
 - The board did agree that Chris Anderson should move forward and obtain bids to put in a watering system for the mature trees inside the clubhouse/pool area which have been hand watered by volunteers in the past. The board will review proposals to determine if this work should be performed in the coming fiscal year.
7. If necessary, discuss and agree to a plan to seek membership approval of an increase amount as set forth in the governing documents.
 - This agenda item was removed as it was not necessary based on decisions made by the board.
8. Meeting Adjourned at 7:25 PM.

Respectfully submitted by Tom Kernan, Treasurer

Golden Keys HOA
Approved Operating Budget
FY 2023-2024

May 1 2023 -
April 30 2024

INCOME

Ordinary Income

Homeowner Assessment Fees	
H/O Assessment Fees	\$ 138,000.00
H/O Late Fees	\$ -
Total Homeowner Assessment Fees	\$ 138,000.00
Prepaid Assessment - 2022-23	\$ -
Returned Check Charges	\$ -
Disclosure Fee	\$ 2,000.00
Uncategorized Income	\$ -
Total Ordinary Income	\$ 140,000.00

Other Income

Vanguard Surplus - Income	\$ 2,272.50
Vanguard Reserve - Income	\$ 5,307.00
Total Vanguard - Income	\$ 7,579.50
Savings - Interest Income	\$ 4.50
Total Other Income	\$ 7,584.00

GROSS INCOME	\$ 147,584.00
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Golden Keys HOA
Approved Operating Budget
FY 2023-2024

May 1 2023 -
April 30 2024

ORDINARY EXPENSE

Administrative Expenses

Administrative - Miscellaneous	\$	640.00
Administrative - Membership	\$	-
Administrative - Postage	\$	250.00
Administrative - Printing		
Administrative - Copy Directory	\$	575.00
Administrative - Copy Key Lines	\$	2,400.00
Administrative - Misc printing	\$	800.00
Total Administrative - Printing	\$	<u>3,775.00</u>
Administrative - Prof Fees		
Prepare/Advise Tax Returns	\$	225.00
Administrative - CPA Review	\$	1,150.00
Administrative - Legal Fees	\$	4,400.00
Total Administrative - Prof Fees	\$	<u>5,775.00</u>
Insurance - Property & Casualty	\$	2,617.00
Insurance - Workers' Comp	\$	472.00
Insurance - D&O Liability	\$	1,291.00
Insurance - Umbrella	\$	1,900.00
Total Administrative - Insurance Premium	\$	<u>6,280.00</u>
Administrative - Supplies		
Administrative - Computer Supplies	\$	200.00
Administrative - Office Supplies	\$	800.00
Total Administrative - Supplies	\$	<u>1,000.00</u>
Administrative - Website	\$	100.00
Social Committee	\$	2,100.00
Taxes		
AZ State Income Taxes	\$	50.00
Federal Income Taxes	\$	-
Maricopa County Property Tax	\$	6.00
Total Taxes	\$	<u>56.00</u>
Adiministrative Expenses - Other	\$	-
Total Adiministrative Expenses	\$	<u>19,976.00</u>

Golden Keys HOA
Approved Operating Budget
FY 2023-2024

May 1 2023 -
April 30 2024

Clubhouse

Clubhouse - Housekeeping	\$	4,740.00
Clubhouse - Miscellaneous		
Clubhouse - flags & related	\$	32.00
Clubhouse - Fire & Safety Maint	\$	85.80
Clubhouse - Miscellaneous - Other	\$	650.00
Total Clubhouse - Miscellaneous	\$	767.80
Clubhouse - Electrical Repairs	\$	600.00
Clubhouse - Plumbing Repairs	\$	910.00
Clubhouse - General Repairs	\$	500.00
Total Clubhouse - Repairs	\$	2,010.00
Clubhouse - Pest control	\$	135.00
Clubhouse - Supplies		
Clubhouse - Paper Products	\$	-
Clubhouse - Supplies - Other	\$	300.00
Total Clubhouse - Supplies	\$	300.00
Total Clubhouse	\$	7,952.80

Landscaping and Groundskeeping

Landscape - Backflow Prevention		
Landscape - Backflow Repairs	\$	400.00
Landscape - Backflow Testing	\$	500.00
Total Landscape - Backflow Prevention	\$	900.00
Landscape - Materials	\$	6,000.00
Landscape - Overseeding	\$	-
Landscape - Miscellaneous	\$	750.00
Landscape - Other work	\$	-
Landscape - Olive Trees Treatment	\$	1,400.00
Landscape - Tree trimming	\$	11,018.00
Landscape Repairs (Irrig, etc.)	\$	3,000.00
Landscaping - Monthly Maint	\$	26,340.00
Total Landscaping and Groundskeeping	\$	49,408.00

Pool

Pool - Chemicals	\$	3,000.00
Pool - Electrical Repair	\$	825.00
Pool - Heaters	\$	385.00
Pool - Miscellaneous	\$	650.00
Pool - Misc Materials	\$	-
Pool - Monthly Maintenance	\$	7,500.00
Pool - Motors and Filtration	\$	1,500.00
Pool - SW Gas	\$	9,600.00
Total Pool	\$	23,460.00

Golden Keys HOA
Approved Operating Budget
FY 2023-2024

May 1 2023 -
April 30 2024

Utilities

Common Area Electric to H/O's	\$	299.20
Utilities - City of SCT- Water	\$	16,000.00
Utilities - SRP Electric	\$	9,000.00
Total Utilities	\$	<u>25,299.20</u>

Real Estate Expense

Real Estate Miscellaneous	\$	-
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TOTAL NET ORDINARY EXPENSE **\$ 126,096.00**

TOTAL NET ORDINARY INCOME **\$ 21,488.00**

Annual Reserve Contribution

Contribution from assessments	\$	16,181.00
Vanguard Reserves Interest & Dividend	\$	5,307.00
Total Reserve Contributions	\$	<u>21,488.00</u>

Total Ordinary and Reserve Expenses **\$ 147,584.00**

Income from members	\$	138,000.00
Total other income (Interest and fees)	\$	9,584.00
Assessment per member	\$	750.00

Golden Keys HOA
Approved Reserve Spending Budget
FY 2023-2024

	2023-2024 Reserve Workshop Estimates	
RESERVE EXPENSE		
Administrative Expenses	\$	-
Total Adiministrative	\$	-
Clubhouse		
Clubhouse - Repaint Exteriors	\$	-
Clubhouse - Water Heater	\$	-
Total Clubhouse	\$	-
Landscaping and Groundskeeping		
Landscape - Paint walls and wrought iron		
Landscape - Irrigation System	\$	18,000.00
Total Landscaping and Groundskeeping	\$	18,000.00
Pool		
Pool - Equip Building Repaint	\$	-
Pool - Heater	\$	-
Total Pool	\$	-
TOTAL RESERVE EXPENDITURES¹	\$	18,000.00



OPEN LETTER TO GOLDEN KEYS RESIDENTS

Our Neighborhood Watch meeting on February 8th was a great success! There were approximately 30 attendees. A recap of the meeting is attached to the Key Lines. Please be sure to take advantage of the information and sign up for the Facebook group.

Going forward, we need your help. We have 184 homes in this beautiful community, and if we are to make this work, we need your eyes and ears. We need Co-captains to volunteer for each section of our streets. There is not much you will need to do except be a "neighbor" and take an interest in what is happening right before your eyes. It is a simple task that will conclude with each of us being able to rest easy knowing we are "watching out" for each other.

If you are ready to step up, please contact me at 516-972-2419 or msfran7441@hotmail.com.

WE NEED YOU! Let's not allow anyone or anything to disrupt our safety.

UNITED WE WILL BE A STRONG, SAFE COMMUNITY!

Fran Nicoletti

Attach: Notes from the Neighborhood Watch meeting

**Golden Keys Community
Neighborhood Watch Meeting 2/8/2023 – Recap**

What is Neighborhood Watch (NW)

Neighborhood Watch – The most important part of neighborhood watch is getting to know your neighbors, building a relationship, and communication.

Not spying or being noisy - just observation – knowing your neighbors and having a relationship is critical – Leave it to PD

More police would not help – again they don't know the neighborhood like all of you.
Moving van; landscaper (man with rake); Pool story; quads stolen while neighbor watched

Crimes in the Area

Car burglaries – Always lock your car. Keys should stay inside away from the front door. For those that do have a garage always lock your car doors and even your garage door – don't leave keys or purse in your car.

Catalytic Converter thefts increasing –

- Paint your catalytic converter a bright color using heat-safe paint
- Etch your VIN or license plate number onto the part
- Park in a garage or other secure location
- Install an anti-theft device such as a cage or shield bolted to the underside of your vehicle.
- Sign-up for our upcoming Catalytic Converter Event here: **[City of Scottsdale - Catalytic Converter Theft Prevention Event \(scottsdaleaz.gov\)](#)**

Ideas for Deterring Criminals

- Invest in a camera device or something that detects motion near your residence.
- Place lights in specific areas so that criminals don't have places to hide.
- Keep keys near your bed and set off car alarm if anything strange is occurring or if there is an emergency.
- Always lock doors no matter what. Invest in metal screen doors and anything else that makes it harder on criminals.

City of Scottsdale Programs and Non-City Applications for the Public

Camera Eyes – Register your Ring and other home cameras with Camera Eyes. This program allows police officer to receive footage form the public nearby or at exact location of criminal activity. Register here: **[City of Scottsdale - Police - Security Camera Registration \(scottsdaleaz.gov\)](#)**

Citizen – (Application for smart phone users) - Connect and live more safely. "Citizen" is a personal safety network that empowers you to protect yourself and the people and places you care about. Download for access to real-time 911 alerts, instant help from crisis responders, and safety tracking for friends and families.

Home Security Survey – The Scottsdale Police department will walk around the inside and outside of a person’s home and provide ideas as to how to make their home safer. They point out landscaping and share ideas about how to better trim bushes to open sight lines; look at the locks on doors and windows; check out the lighting.

Citizen Academy - This is a 9 Week program that is put on by the police department. It’s for citizens to get an in-depth look at what PD does so they will see the jails, the crime lab, the shooting range.

GAIN - This is huge! This is our main NW event that occurs in October. This is the time when we encourage NW groups to have block parties all within a particular time frame and then organize city departments to party hop.

Neighborhood College - [City of Scottsdale - Neighborhood College \(scottsdaleaz.gov\)](http://CityofScottsdale-NeighborhoodCollege.scottsdaleaz.gov)

Resources

(when should you call for an emergency and non-Emergency)

- If there is someone looking suspicious but not in the act of a crime please call police non-emergency at **480-312-5000**. (dialing #6 will take you to a live agent immediately).
- Any type of crime in program or emergency should warrant a call to 911 immediately.

Any suspicious behavior or issues should be directed to the police department however, once the issue has been reported please report it to your NW captain so they can share it with the neighborhood.

- If you SEE something SAY something. Follow your gut, you know what should and shouldn’t be there. Remember NW isn’t about being nosy or spying it’s about observing.

District 1 Crime Prevention Officers

Curtis Pocklington – Police Officer – 480-312-8212 - cpocklington@scottsdaleaz.gov

Keri Henningsen – Police Assistant – 480-312-8161 - khenningsen@scottsdaleaz.gov

Join our Neighborhood Watch Facebook Group!



Anything else I forgot to cover please let me know. If you have any other questions, please don’t hesitate to ask!

Ross Heyl

Citizen Advisor

480-312-2832 • rhey1@scottsdaleaz.gov

7506 E Indian School Road • Scottsdale, AZ • 85251

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

**Board Report
Golden Keys Architectural Standards Committee (ASC) Meeting
February 2023**

There was no meeting held during February since no applications were received before the February 4, 2023, deadline. The next meeting will be 5PM, March 14, 2023, at the Clubhouse.

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

- 6310 E Catalina – repaint same colors as existing residence.
- 6273 E Catalina – repaint railing on upper level and associated deck floor (same color) – (Deck is not functional – this is to maintain the appearance of the property)
- 6281 E Pinchot – repaint alley side of alley wall (Dunn Edwards Pearl White)
- 6255 E Avalon – Repaint same color (Monterrey White) and replace all windows (same style and color).
- 6318 E Avalon – Repaint same color trim and Wedding Veil White base.

Other Topics:

- Neighborhood Assessments:
 - Spring 2023 Walkthrough – will be held the weekend of April 7-9, 2023
 - Fall 2022 Landscaping Walkthrough – properties with findings – 24: 22 fully addressed as of 2/5/2023
 - 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
 - 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
 - Members to notify board of changes in occupancy.
- Applications are due **March 4, 2023**, for the agenda of the **March 14, 2023**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

February clubhouse report

From: Christine Schroeder (cks0@cox.net)

To: cks0@cox.net

Date: Friday, February 17, 2023 at 04:14 PM MST

Revised per Jenny's request

Thank you to Carl Husic for installing the outdoor bathroom handles.

There was one clubhouse reservation.

The cleaning contract for Sol Source cleaning was renewed.

Highlands Electric replaced a bad sensor for the outdoor lights and repaired a loose wire in one (1) of our sixteen (16) junction boxes.

Sent from my iPad

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

Landscape Committee Report

Miscellaneous requests passed on to AZMetroscapes for minor leaks and gleaning of the decorative orange tree.

Oak Trees were manually watered.

Provided estimated expenses for 2023-2024 Operating and Reserve Budgets.

Working on updating addresses of backflows for consistency between current testing vendor and City of Scottsdale Water. Found another testing vendor and will contact for a bid for comparison purposes.

Collecting list of landscape related items to add to future updates of Reserve Study.

Community Liaison Report

Contacted Quad management in response to complaints about noise of their vendors in early morning hours (4:00 a.m.) and they responded their vendors have been instructed not to work before allowable hours. Additionally, Pitch Management was notified about noisy children in areas not part of Pitch.

Walked and photographed canal bank area along the west side of wall on 63rd Place. Notified SRP of issues of garbage, overgrowth, sinkholes and a leak in canal. SRP responded immediately and on Feb. 16-17 fixed the leak. I received a call from a member of their construction team who said they would work on the garbage, overgrowth and sinkholes. I advised him of the issue of keeping the height of the wall for security.(Apparently the wall height was raised and an entrance in the south east was removed in the last 20 years). The construction team member advised they would make sure the height was maintained when they do their work.

Grading of the alley north of Avalon occurred February 13-15. Any impact on garbage collection and common garbage cans shared with neighborhood north of the alley is unknown at this time. I've asked the City to let me know what is going on.

SRP has a work order to remove the alley lights. Unknown when that will occur.

The Block Watch meeting organized by Fran Nicoletti was February 8th. The meeting was attended by over thirty residents. A representative of the City of Scottsdale Blockwatch Program, Ross Heyl (480-312-2832 Rheyh@scottsdaleAZ.gov), provided the following information:

1. If you see something urgent dial 911.
2. Non-emergency Scottsdale Police Department number is 480-312-5000.
3. We are in SPD District #1. Our neighborhood crime watch officer is Curtis Pockington 480-312-8212 and the assistant is Keri Henningsen 480-312-8161.
4. Once our captains are organized we can purchase Blockwatch signs from the City (\$35 each)

which may be posted at the two entrances of Golden Keys. If we maintain an active Blockwatch thereafter signs are replaced for free as needed. An active Blockwatch means a captain for each street and a Blockwatch meeting once a year. The meeting on February 8th constitutes our first meeting.

5. Mr. Heyl provided hints for our upcoming community yard sale - including making sure all doors are locked and if possible have items on the driveway with garage door closed and to have a partner also present. After checking with Fran, I called our crime watch officer and asked if SPD could drive around during our sale on February 18th.
6. Mr. Heyl announced a catalytic converter orange paint program at the Midas on Scottsdale Rd. on March 19 from 9-2 for which pre-registration is required.
7. Mr. Heyl mentioned other City of Scottsdale programs including: Neighborhood College for HOAs (some of our board members already participate), GAIN will be in October and he encourages Golden Keys to participate.
8. A home security survey can be performed by the crime prevention officer.
9. The City will do a speed survey on our streets if we are interested in Speed Bumps. The City has found them to be effective.

Please contact Fran Nicoletti to be a Blockwatch Captain.

Chris Anderson

Communications Committee Report – prepared by Tom Kernen

February 23, 2022

1. Production of the Key Lines and curation of the web site continue as planned.
2. The Social Committee hosted a wonderful Mardi Gras celebration on Sunday, February 19. The group was so creative, providing, prizes, New Orleans and Zydeco music – there was even a King Cake offered as one of the fabulous deserts following a truly wonderful meal of Jambalaya, fried chicken, a hominy-cheese casserole, green beans, corn muffins – washed down with Hurricane Punch and our traditional Golden Keys SG Punch (“simply great” made by Shirley Goss). We are so appreciative to the committee’s efforts – Charlotte, Sue, LaDeta, MJ, Pattie, Beverly, Shirley, and Cynthia (“ad hoc member” from Canada who swooped in to help with cookies).
3. The Social Committee plans to organize a community potluck social following the March 19 annual membership meeting – look for a flyer with detail in the upcoming weeks.
4. The community garage sale on Saturday, February 18, 2023, was a success. Nancy Dallett did a great job bringing so many residents together and a lot of merch was sold – some even to folks outside of Golden Keys 😊. Jenny and Gloria (who weren’t even sellers) put up signage and balloons. The sale was posted to 3 social media sites.
5. Reminder to directors – when you send an email to directors using the recommended “bcc” for multiple directors, you are requested to list the names of those receiving the email at the beginning of your message – for example, “bcc: All directors”.

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

February 21, 2023

- 1) Bank accounts are balanced for January 2023.
 - a) Monthly reports distributed to all Directors for review on February 4.
 - b) All invoices received through February 20 2023 are paid in full.
- 2) The 2023-24 Budget Planning Workshop was held Monday, February 6, 2023. The committee chairpersons were well prepared and had done a amazing research. This was a challenging exercise due to the current economic environment. It was inevitable that costs and expenses had risen to the point that the annual assessment would increase.

At the end of the 2½ hour meeting, the board agreed to a budget that increases the annual assessment by 7.1% - to \$750.00 per member. This is the first increase in 5-6 years – curiously, the cost-of-living adjustment used by the Social Security administration has increased a cumulative 20.3% since 2018.

The 2023-2024 Budget will be submitted to the board for approval at the February 21 board meeting along with the recommendation for increasing the member's annual assessment.

GK POOL REPORT, FEBRUARY 2023

THE POOL IS FUNCTIONING WELL WITH BOTH PUMP MOTORS RUNNING PROPERLY. THE HEATERS ARE DUE TO BE TURNED ON ON FEBRUARY 25TH. MANY POSITIVE COMMENTS HAVE BEEN MADE REGARDING THE POOL UPGRADE.

THE PAST TWO YEARS OF INFLATION HAVE HAD AN EFFECT ON EVERYONE AND GK IS NO DIFFERENT. IN ORDER TO BALANCE OUR 2023-2024 BUDGET WE FIND IT NECESSARY TO HIRE A NEW POOL SERVICE COMPANY. THAT PROCESS WILL BE COMPLETED BEFOR THE END OF THE MONTH.

CALL OR EMAIL ME IF YOU ANY QUESTIONS.

Presented by: Paul Hawes

480/206-5902

PSHAWESAZ@OUTLOOK.COM

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF FEBRUARY 21, 2023

January 18 - February 21 closings:

There was one closing this past month.

6313 E Pinchot - Moore

There are two homes currently in escrow.

6305 E Pinchot - Johnson

6310 E Catalina - Voss

There is one home listed for sale:

6314 E Pinchot

Leased Properties:

There are currently seven leased properties.

Respectfully Submitted By:

Pam Heckaman