

KEY LINES



May 2023

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



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VALUE OF OUR VOLUNTEERS

In the past month, your HOA has put out 2 calls for new volunteers to step forward to help fill positions being vacated. Sadly, only 2 people answered the call for help. On the other hand, we gladly heard from 2 generous members who will be great in their new roles for our association.

Retta Kelly has generously volunteered many times in the past and is already a member of the Architectural Standards Committee. Retta has accepted the role of **Community Liaison** and she will do great in this role.

Barry Downs and **Alice Mastin** generously stepped forward as volunteers to fill the soon-to-be vacant board position. Barry has had 2 tours of duty on the board with many years of service. Barry generously felt it was good to have someone new join the team and he agreed to withdraw his name. He also indicated he is most willing to assist where he can. Much appreciation to Alice and Barry!

Alice Mastin was appointed as a member of the Board of Directors for the period from June 1, 2023 through the 2024 election. Alice was also appointed as the Pool Committee Chairperson - her contact information is in the directory.

The board position Alice is filling will be up for election in March 2024 as well as 3 additional director positions whose terms are ending. It is important for every member to seriously consider volunteering to help our association. Our community is self-managed, which is one of the most desirable benefits of living here.

Being self-managed means the day-to-day business of our HOA is run by people who walk in your shoes, not by a sterile corporate entity. Lack of volunteers is a sure way to drive Golden Keys to hire a management company to run the day-to-day business. There are good management companies doing business in Scottsdale, but they come at a cost. The costs are more than financial – there would be a definite lack of personal touch. Costs would be significant – my guess is \$3,500 - \$4,000 per month plus additional monthly expenses not included in their base pricing. Please think hard on this matter when you are asked to step forward next year.



Next Board Meeting

June 20, 2023

Clubhouse

5pm



In Remembrance

HAPPY
FATHER'S
DAY

June 18, 2023

Pool News: The pool will be closed May 31 & June 1st for the trimming of the palm trees.





Spring Events in the Valley

This month, we will suggest some trips that are quite fun and may be ideas you can share with out-of-town guests this summer.

Tonto Natural Bridge State Park, Pine, AZ - You may see the Natural Bridge from four different parking lot viewpoints without hiking down to the bottom. Here is a “pro tip” – drive a few extra miles north to Strawberry to enjoy lunch at the Pie Bar (wonderful savory or sweet empanadas).

<https://azstateparks.com/tonto>

Verde Canyon Railroad, Clarkdale, AZ - Breathe deep, order a drink and relax as you glide along on a 4-hour, 20-mile journey through 110 years of history while still enjoying modern creature comforts like climate control, comfortable seating, thoughtful décor and awe-inspired scenery. Look for the bald eagles! <https://verdecanyonrr.com/>

Arizona-Sonora Desert Museum, Tucson, AZ – simply one of Arizona’s best treasures. The Desert Museum is a fusion experience: zoo, botanical gardens, art gallery and classes. Natural history museum, and aquarium

THOUGHTS on LONG RANGE PLANNING

Some residents have inquired about the possibility of making capital improvements and adding amenities to the community’s common areas. These changes go beyond the maintenance plan set forth in the 2018 Reserve Study. The money set aside in the reserve accounts is for the specific purpose of preserving and maintaining the community’s existing environment.



At the May 16, board meeting, I proposed that the board approve the development of proposal to create a new committee for long range planning.

This committee would work with the board to create a strategic plan for Golden Keys – community input is imperative. The committee should ask and answer questions such as: Where does the future look like for Golden Keys? Where do we want to be in 5/10/15 years? What is the culture of our community? What is our brand? – this can range from a “peace and quiet” to an “active lifestyle” community – or somewhere in between.

Over the next few weeks, I will develop some specific suggestions and guidelines for the board’s consideration. Once the board provides feedback, community feedback will be solicited. As I explained at the meeting, I will begin work on this immediately and my goal is to have a plan to present to the board and community by the September board meeting.

Zen Quotes: “Zen is not some kind of excitement, but consent on our usual everyday routine.” – *Shunryu Suzuki*



Safety Tips:

Recognize the signs of heat-related illness – there are 2 serious conditions.



Source: <https://www.maricopa.gov/DocumentCenter/View/26368/Tips-for-Staying-Safe-in-the-Arizona-Heat-PDF>

Heat exhaustion: Symptoms include: faint or dizzy; excessive sweating; cool. Pale, clammy skin; nausea or vomiting; muscle cramps; rapid, weak pulse. What to do? Get to a cooler, air-conditioned place; drink water if fully conscious; take a cool shower or use cold compresses.

Heat Stroke: Symptoms include: throbbing headache; no sweating; body temperature above 103°; red, hot dry, skin; nausea or vomiting; rapid strong pulse; may lose consciousness. What to do? CALL 911 immediately; take immediate action to keep the person cool until help arrives.

Golden Girls Money \$ense is now: ¢ents to \$ence,



Our club has a lovely foundation of 10 women, come join our friendly neighborhood group. We are becoming a beautiful network of women in Golden Keys who care for one another.

As we are growing stronger in our financial awareness, we decided to change the name of our club from **¢ents to \$ence**, the dollar is mightier!

August 3, 2023 we are going on our first field trip to Charles Schwab. We have asked Schwab to help us understand about stocks, ETFs, mutual funds, expense ratios and whatever else we choose for our presentation.

June 1st, 10am meeting at the clubhouse, topics are life insurance, health care directives, and death beneficiary deeds. Hosted by **Shelly Lear**

Questions call **480.993.3136** or email **shellygoldenkeys@gmail.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). are due no later than **June 13, 2023** to be on the agenda for the meeting on **June 3, 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)
Bunco	May 23 & Jun 27, 2023 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Creative Crafters	Jun 6, 2023 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377
Cents to \$ence	Jun 1, 2023 10-noon clubhouse (1st Thursday) Shelly Lear 480-993-3136
Arch Stds. Committee	Jun 13, 2023 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
HOA Board Meeting	Jun 20, 2023 Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)
Ladies Who Lunch	Jun 16, 2023 Noon Gloria Keenan 602-228-3189



The Gay Side of Life:

-Two men are roommates in a hospital. Because they are both weak from sickness the men are unable to speak for weeks. Finally, one man says to the other, "American." His roommate replies "Canadian." Another week goes by and the first man says weakly, "Danny." The roommate can only reply, "Phil." Another week passes and the first man mutters to his roommate, "Cancer." His roommate replies back, "Virgo."

-Why don't Batman and Robin go fishing anymore? Robin always eats the worms.

-Two men go hunting in the forest. They are walking along with their guns and enjoying the outdoors when one man suddenly collapses. His friend grabs him to see what's wrong, but he won't move. He knows something is wrong and calls 911. The man shouts frantically into the phone, My buddy just collapsed! He isn't moving and I think he's dead! What do I do? "Well first," the 911 operator replies calmly, "you need to make sure he is actually dead" The operator hears the man leave the phone for a moment. She hears footsteps followed by a moment of silence and then a loud bang. The friend returns to the phone. "Okay, he's dead, now what?"



NEIGHBORHOOD WATCH:

Much thanks goes out to the Co-Captains in our Watch Program. The continuity and success of the program hinges on knowing your Co-Captains. They are community members who act as a liaison between those who live in a particular area, the Captain and officers assigned to that area. This is our neighborhood! Let's protect it and each other. As the warmer weather approaches, many will leave town. Let's be extra vigilant in protecting our "Golden Keys Family". It all starts with **YOU!**

Correction: Co-captain for 62nd: Steven Miles phone number 602-326-2662



Riddle: "What can you put in a bucket to make it weigh less?"

Answer: A hole in it!

Trivia and Fun Facts - Kitties want equal time

I was overwhelmed by the number of protests I received citing the "FCC Fairness Doctrine". The cats in Golden Keys have demanded equal time after my April article on dogs.

There are about 500 million households worldwide with cats as pets.

A house cat's genome is 95.6 percent tiger, and they share many behaviors with their jungle ancestors.

Cats can jump up to 6 times their height.

Hate to brag, but Lucy Kernen is definitely an above average cat. Cats sleep up to 15 hours a day to conserve energy. The average life span of a cat is 12-15 years. Lucy wildly celebrated her 15th birthday on May 1 by stretching and walking out into the living room – what a celebration!

Cats walk like camels and giraffes: They move both of their right feet first, then move both of their left feet. No other animals walk this way.

It turns out that Abraham Lincoln was a crazy cat president! He had four cats that lived in the White House with him.





RECIPE OF THE MONTH - Fran Nicoletti

For a Mother's Day sweet treat, Christi LaDeaux shared this recipe.
Thanks so much Christi.

"Life is short, eat dessert
first...especially when it's
fruit cobbler." - Unknown

Cobbler

½ cup butter	1 cup flour
1 cup sugar	1 tsp baking powder
½ cup milk	2 cups fruit (Blueberries, peaches, etc.)
1 cup or less sugar	Nuts

Melt butter in 10 inch baking dish. Mix flour, sugar, baking powder; add milk, nuts and mix. Spoon over melted butter. Heat fresh or canned fruit with sugar, adjusting less sugar if fruit is canned. Pour over dough. Bake at 350 degrees about 30 minutes until crust is golden brown. Crust will rise to the top. Serve warm or cold if any last that long!

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



Dad Jokes:

My dream job is to clean mirrors, because I can really see myself doing that.
I lost 25% of my roof last night...oof.
I don't trust stairs. They're always up to something.
RIP, boiling water. You will be mist.
Two guys walked into a bar. The third guy ducked.
Two peanuts went walking down the street. One was assaulted.
I'm so good at sleeping that I can do it with my eyes closed!

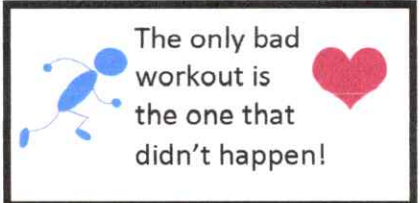


HAPPY BIRTHDAY!


Savoy, Peter	6/1
Sheridan, Sandra J.	6/2
Ferguson, Fred	6/8
McDowell, Carol	6/8
Capaloff, Andy	6/10
Christianson, Bruce	6/14
Schweitzer, Louise A	6/15
Qaheri, Mobin	6/15
Howell, Rosemary	6/16
Downs, Catherine	6/17
Denfeld, Paul	6/17
Van Witbeck, Thomas	6/20
Bowden, Victoria	6/22
Gaudio, Jill	6/24
Border, Beverly	6/25
Jones, Pat	6/30
DeVito, Susan	7/2
Nicoletti, Francine	7/4
Rouse, Robert N.	7/6
Dallett, Nancy	7/7
Rutherford, Vera	7/9
Hollenback, Kimberly	7/10
Pearson, Craig	7/11
Salisbury, Laurie	7/14
Van Witbeck, Mavis	7/17
Strickland, Nancy A	7/19
Heil, Jeannine	7/20
Ferguson, Heidi	7/20
Langlely, Debra	7/22
Coppins, Burge	7/23
Howe, Ruth	7/23
Delgado, Glenn Marie	7/26
Cramer, Barbara	7/27
Anderson, Robert M	7/27
Hawes, Paul	7/30
Shelly, Lisa Carol	7/31

Communications Committees

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/ Alice Mastin- see directory for contact information
Recipe of the Month /Fran Nicoletti msfran7441@hotmail.com
Neighborhood Block Watch/ 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 gkhoaestate@gmail.com (Cecily DeRosa-Welcome Neighbors)





Cents to \$ence
Shelly Lear 480-993-3136
June 1, 2023 10am
Clubhouse 



Bunco Clubhouse
May 23, 2023, 6pm
Next date is
June 27, 2023, 6pm
Clubhouse
Carolyn Cuneo
please call or email:
602-538-1423

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



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



Ladies Who Lunch
Gloria Keenan
602-228-3189
June 16, 2023
Fleming's
Scottsdale



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 **June 19, 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 Kernan
<https://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection>



The **Golden Keys Book club** is looking for a few new members to join our group.

We read a book a month and have lively discussions about the writing and the subject matter. We also have refreshments, and plenty of time to talk about what's up with each other, the world, etc. We meet at 2PM on the 2nd Wednesday of each month from October thru April. We take time off in the summer, May- Sept. We take turns meeting at members' homes. We usually meet for about 1 1/2-2 hrs. It's fun.

Please contact **Retta Kelly** via email (retta@rettakelly.com), or text (206 499-0249) to join our chatty group.

ANNUAL ASSESSMENTS

Payments of the HOA's \$750 annual assessment were due May 1, 2023, and 10% late charges will be added effective June 1. To date, nearly 166 of our 184 members have paid. Please make certain that you get your payment to Tom Kernan as soon as possible. If you need a copy of your invoice, contact Tom at 602-619-2700 or gkhoa_tom.kernen@yahoo.com.



Never stop smiling!

DRAFT - Golden Keys HOA Board Meeting Minutes

Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251

May 16, 2023 – 5:00PM to 6:37PM

1. **Agenda approved.**
2. **Meeting called to order at 5:02PM**
 - Attendees: C Anderson, D. Dillon, P Heckaman, T Kernen, C Schroeder and J Scrivner. P Hawes was absent.
 - Fifteen members were in attendance. The meeting was recorded by Stu Mass and Shawn Bridges.
3. **Ratify previous board meeting minutes and financial reports**
 - **Motion** to approve April 18, 2023, Board Meeting Minutes, Seconded; **approved**, six yes, zero no, zero abstain, one absent.
 - **Motion** to approve April 2023, **Financial Report**. Seconded; **approved**, five yes, zero no, one abstains, one absent.
4. **Standing Committee Reports – Please note that committee reports are published in the website version of the Key Lines**
 - a. Architecture - Jenny Scrivner
 - b. Communications - Tom Kernen
 - c. Finance - Tom Kernen
 - d. Clubhouse - Christie Schroeder
 - e. Community Liaison - Chris Anderson
 - f. Landscaping - Chris Anderson
 - g. Pool - Jenny Scrivner for Paul Hawes
 - h. Real Estate - Pam Heckaman
5. **Old Business**
 - a. Discussion of ideas to remediate the dog waste situation and update community signage led by Chris Anderson.
 - Send any comments or recommendations to Chris Anderson.
6. **New Business**
 - a. Paul Hawes is resigning effective 6/1/2023.
 - **Motion**: Appoint Alice Mastin to fill role from 6-1-2023 through to election at the March 2024 annual meeting. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
 - b. Community Liaison: Chris Anderson by this **motion** resigns and moves the Board of Directors **appoint Retta Kelly** as her replacement as **Community Liaison**, effective immediately. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
 - c. Preparation for publication of 2023-2024 Directory: Jenny Scrivner
 - **Motion** to make changes to the Clubhouse rules as shown in the update provided during the meeting. Seconded; **approved**, six yes, zero no, zero abstain, one absent.
 - **Motion** to make changes to the Pool rules as shown in the update provided during the meeting plus change item 7) to include 'skate boarding,' before the word 'bike' and change item 13) to add the word 'proper' before the word 'trash' and change item 14) to add 'inside the fence' after 'common area'. Seconded; **approved**, six yes, zero no, zero abstain, one absent.

- d. Affirm Mark Reece, CPA will perform the HOA's financial review for the FY ending 04/30/2023.
 - o **Motion:** Association to engage Mark Reece to complete review.
Seconded; **approved**, five yes, one no, zero abstain, one absent.
- e. Legal counsel - the board will be gathering information from legal firms for potential selection of new legal counsel.
- f. Tom Kernen volunteered to create a detailed description for a new committee to be responsible for developing long range plans for possible capital improvements and new amenities for the association. This committee would solicit inputs and feedback from the community as a key aspect of their work. All board members present concurred that this was a good idea to pursue.

7. Open Forum

8. Executive Session: N/A

9. Adjourn. Meeting adjourned by Jenny Scrivner via motion Seconded; **approved**, six yes, zero no, zero abstain, one absent 6:37PM

Respectfully submitted, Debbie Dillon, Secretary

Treasurer's Cash Summary Report a/o 4/30/2023

Submitted to Board of Directors

	4/01/2023 - 4/30/2023	5/01/2022 - 4/30/2023
CASH ASSETS		
Checking	\$ 46,291.88	
Savings	\$ 8,511.45	
Vanguard	\$ 199,691.86	
Vanguard - Settlement Cash Account		\$ 1,691.86
<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 0.75% 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	
Accounts Receivable ¹	\$ (1.00)	
Undeposited cash ²	\$ 1.50	
Total Cash Assets	<u>\$ 254,495.19</u>	

INCOME & EXPENSE

**2022-23
Budget**

INCOME

H/O Assessments ³	\$ -	\$ 112,700.00	\$ 128,800.00
H/O Assessment Prepaid 2023-24 ⁵	\$ 18,750.00	\$ 20,900.00	\$ -
Late Fees	\$ -	\$ 186.50	\$ -
Interest-Savings Acct	\$ 0.07	\$ 3.90	\$ 4.50
Vanguard -CD Interest	\$ 1,627.08	\$ 1,887.54	\$ 1,246.45
Vanguard Dividend Income	\$ 4.33	\$ 95.59	\$ 1.25
Disclosure Fee - purchasing home ⁴	\$ 400.00	\$ 2,800.00	\$ 4,400.00
Uncategorized Income	\$ -	\$ 320.15	\$ -
Total Income	<u>\$ 20,781.48</u>	<u>\$ 138,893.68</u>	<u>\$ 134,452.20</u>

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$ 823.33	\$ 18,984.03	\$ 14,199.00
CLUBHOUSE---Expenses	\$ 395.00	\$ 11,939.60	\$ 6,272.00
LANDSCAPING---Expenses	\$ 2,719.88	\$ 44,363.79	\$ 46,375.00
POOL UPKEEP---Expenses	\$ 4,168.98	\$ 30,620.99	\$ 18,550.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 50.00
UTILITIES---common areas	\$ 1,306.47	\$ 22,707.62	\$ 27,499.20
Total Operating Expenses	<u>\$9,413.66</u>	<u>\$ 128,616.03</u>	<u>\$ 112,945.20</u>

NET FY 2022-2023 OPERATING BALANCE	<u>\$ 11,367.82</u>	<u>\$ 10,277.65</u>	<u>\$ 21,507.00</u>
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TOTAL RESERVE EXPENDITURES	\$ -	<u>\$ 24,248.29</u>	<u>\$ -</u>
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Footnotes:

¹Member overpayment from 2022-23.

²Undeposited cash received for copy fees - to be deposited May 1, 2023.

³\$18,750 .00 received and reported prior to start of current fiscal year

⁴Renamed from "Transfer Fee"

⁵Assessments collected through escrow and by Zelle payments prior to 5-01=2023

Golden Keys Homeowner's Association
3016 N. 62nd Place, Scottsdale AZ 85251
ASC Board Report - May 2023

Golden Keys Architectural Standards Committee (ASC) Meeting

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

ASC Members Absent: none

Approval of minutes:

- April 11, 2023, meeting minutes approved unanimously.

Applications for changes to the following residences:

- 6290 E Catalina Dr. – deferred due to insufficient information – owner will be asked to augment and resubmit
- 6246 E Avalon Dr. – approved unanimously

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

- 6222 E Catalina Dr – Repaint (Wedding Veil-base; Autumn Leaf-trim)
- 6137 E Catalina Dr – Repaint same colors
- 6302 E Pinchot Ave – Repaint same color (Sag Harbor Gray)
- 6317 E Avalon Dr – Repaint (Navajo White)

Other Topics:

- Neighborhood Assessments:
 - Spring 2023 Walkthrough – properties with findings – 34
 - Landscape findings: 24 – 13 completed as of 4/30/23
 - Paint/structure findings: 13 (2 owners granted extension till November)
 - Spring 2022 Walkthrough – properties with findings – 41
 - Landscape findings: all complete as of 8/23/22
 - Paint/structure findings: 16 (15 complete as of 4/10/23)
 - One Lot owner requested additional time to find a contractor to do the repairs.
- Policies and Practices: topics for discussion
 - The following proposals are to be presented at the May board meeting. These deal with recommendations made during discussion of version 2.0 of the Policies and Practices document at the October 2020 board meeting and during the meetings regarding the new governing documents.
 - Paint Palette subcommittee to address these topics once the committee reconvenes:
 - 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.
 - ASC recommends no further action on these topics:
 - Complete work within 12 months of approval – 2020 Gov. docs meeting.
 - Satellite Dish/Antennae related rules.
 - Trash and recycling receptacle rules.
 - Specific noise hours per City of Scottsdale building code.
 - Constrain Yard Art-Member Feedback session re Gov Docs.

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

- Propose ASC perform neighborhood survey on this topic:
 - Duct work/AC related rules.
- This topic is not relevant to ASC role.
 - Members to notify board of changes in occupancy.
- Applications are due **June 3, 2023**, for the agenda of the **June 13, 2023**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

May clubhouse report

From: Christine Schroeder (cks0@cox.net)

To: cks0@cox.net

Date: Friday, May 12, 2023 at 11:01 AM MST

There were two (2) reservations this month: Jenny Scrivner for an Cinco de Mayo party and Michelle Carey for a birthday celebration.

Thank you to Betsy Spiegel for the mid-century towel rack and dish drainer.

Thank you to the pool ladies for installing the suggestion box and first aid kit.

In June the roof will need to be inspected after the palm trees are trimmed (small holes and broken skylight in the past) and the sewer line will be scoped to make sure the oleander roots are not clogging the line.

Sent from my iPad

Communications Committee Report – prepared by Tom Kernen

May 16, 2023

1. Production of the Key Lines and curation of the web site continue as planned.
2. Determined a plan to update the website that will provide the board the ability to retain the consent form documents yet remove them from public view. Will work with webmaster to make this change as schedules permit.
3. Prepared a community announcement seeking volunteers to be considered for the board position made available by Paul's resignation effective the end of May.
4. Records requests from Members:
 - a. Report of legal fees paid since 05-01-2017 to present - requested by S. Bridges
 - b. Copies of specified pool and landscaping bids since 2022 – requested by S. Mass

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

May 16, 2023

- 1) Bank accounts are balanced for April 2023.
 - a) Monthly reports distributed to all Directors for review on May 2, 2023.
 - b) All invoices received through May 12, 2023 are paid in full.
- 2) Swimming Pool permit issued by Maricopa County through May 31, 2024. Copy posted on clubhouse bulletin board and original filed in Treasurer's files.
- 3) Assessment payments from 168 members have been received – one was paid for 50% of the amount due. Reminder notices will be delivered the week of May 15 and a reminder notice will also be published in the Key Lines. Zelle continues to be popular with about 20% of our members. Four members who did not use the return envelope and delivered their payment to an incorrect remittance address – fortunately, the payments found their way to me – I have no way of knowing if others were not so fortunate.
- 4) The Bank of America checking account balance on the Treasurer's Report is overstated by \$20,900.00. This amount is a total of prepaid assessments for the FY 2023-2024 – these payments are the result of funds received from title companies at closing or Zelle payments. These payments will be noted in footnotes on the Treasurer's Reports submitted during the 2023-2024 fiscal year.
- 5) Later this month, adjustments will be made to the associations Bank of America and Vanguard accounts to settle the scheduled deposit to reserves for the FY ending 04-30-2023 and also to redeposit an excess of reserves that were transferred from Vanguard to the BofA checking account. An analysis summary of this activity is attached.
- 6) I have distributed an analysis to the board titled, "GKHOA Cash Asset Management Strategy." I prepared this analysis in response to inquiries from board members and homeowners regarding the liquid assets maintained by the association.

In addition, the analysis proposes a path the association can take to consider capital improvements and new amenities that are not part of the 2018 reserve study.

After the board has had the opportunity to ask questions and make comments, this analysis can be made available to members.

- 7) Worked with previous pool vendor (Acrobat) and secured a \$500.00 refund from an over charge that occurred when service was terminated.

Attachment: Fiscal year-end cash and reserve deposit analysis

Attachment to May 16, 2023 Treasurer's Office and Finance Committee Report

Fiscal year-end cash analysis as of 04-30-2023

4/30/2023 Actual checking account balance	\$46,291.88
Amount prepaid 2023-24 assessments collected	<u>(\$20,900.00)</u>
***Checking balance from FY 2022-2023 activity	\$25,391.88
Amount withdrawn from reserves in FY 2022-2023	\$32,000.00
Total expenses spent from reserves in FY 2022-2023	<u>(\$24,248.29)</u>
*Amount to be returned to reserve account	\$7,751.71
Per Reserve Study, amount scheduled for deposit 2023	\$21,507.00
*Amount to be returned to reserve account	<u>\$7,751.71</u>
**Total amount to be deposited to reserves	\$29,258.71

Reserve deposit for FY 2022-2023

Bank of China CD matures 5/16/23	\$30,000.00
Estimated interest collected 5/16/2023	\$620.00
Estimated balance Vanguard cash account 5/16/2023	\$1,700.00
***Transfer from BofA Checking to reserve account	<u>\$25,391.88</u>
Total cash in Vanguard	\$57,711.88
**Purchase CD for reserve account (rounded up)	\$30,000.00
Purchase CD (amount rounded) for surplus savings account	<u>\$27,000.00</u>
Total CD purchases May 2023	\$57,000.00

CASH ASSETS

Checking	\$	46,291.88		
Savings	\$	8,511.45		
Vanguard	\$	199,691.86		
Vanguard - Settlement Cash Account	\$	1,691.86		
<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 0.75% 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		
Accounts Receivable ¹	\$	(1.00)		
Undeposited cash ²	\$	1.50		
Total Cash Assets	\$	254,495.19		

INCOME & EXPENSE

	4/01/2023 - 4/30/2023	5/01/2022 - 4/30/2023	2022-23 Budget
INCOME			
H/O Assessments ³	\$ -	\$ 112,700.00	\$ 128,800.00
H/O Assessment Prepaid 2023-24 ⁵	\$ 18,750.00	\$ 20,900.00	\$ -
Late Fees	\$ -	\$ 186.50	\$ -
Interest-Savings Acct	\$ 0.07	\$ 3.90	\$ 4.50
Vanguard -CD Interest	\$ 1,627.08	\$ 1,887.54	\$ 1,246.45
Vanguard Dividend Income	\$ 4.33	\$ 95.59	\$ 1.25
Disclosure Fee - purchasing home ⁴	\$ 400.00	\$ 2,800.00	\$ 4,400.00
Uncategorized Income	\$ -	\$ 320.15	\$ -
Total Income	\$ 20,781.48	\$ 138,893.68	\$ 134,452.20

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$ 823.33	\$ 18,984.03	\$ 14,199.00
CLUBHOUSE---Expenses	\$ 395.00	\$ 11,939.60	\$ 6,272.00
LANDSCAPING---Expenses	\$ 2,719.88	\$ 44,363.79	\$ 46,375.00
POOL UPKEEP---Expenses	\$ 4,168.98	\$ 30,620.99	\$ 18,550.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 50.00
UTILITIES---common areas	\$ 1,306.47	\$ 22,707.62	\$ 27,499.20
Total Operating Expenses	\$9,413.66	\$ 128,616.03	\$ 112,945.20

NET FY 2022-2023 OPERATING BALANCE	\$ 11,367.82	\$ 10,277.65	\$ 21,507.00
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TOTAL RESERVE EXPENDITURES	\$ -	\$ 24,248.29	\$ -
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Footnotes:

¹Member overpayment from 2022-23.

²Undeposited cash received for copy fees - to be deposited May 1, 2023.

³\$18,750 .00 received and reported prior to start of current fiscal year

⁴Renamed from "Transfer Fee"

⁵Assessments collected through escrow and by Zelle payments prior to 5-01=2023

May 2023 Landscape and Community Liaison reports

Golden Keys HOA
May 2023

Landscape Committee Report a

AZMetroScape has been asked to not cut back flowering landscape and to no longer cut back the plant along the 63rd Pl. to wall height. They will keep the foliage cut back from the asphalt.

There have been several leaks, mostly in the islands. They cleaned the alley way on the far south/east end of Catalina. (See Liaison report below for request to Quad to cleanup their landscape that impacts the alley to the south of Catalina).

Oak trees on north of common area were watered. Plants were put into the small empty planter outside the gate. A resident has offered to work with her landscaper to have the depression in island four filled in. The depression has been there for several years and is the result of a bush being removed.

An electrician (Highland Electric an approved vendor) will check out the breaker next to the East Pool gate on Thursday, May 18 to find out what the issue is with the irrigation not working properly in that area. AZMetro did some troubleshooting and they will work together to solve the issue. Job will be bid out if necessary.

Additionally, on May 11, Barry Downs screwed back on a solinoid in the receptacle just outside the Pinchot gate. Fortunately for us he had a stored a spare t-bar device in the pool house and turned off the water and then fixed the mechanism and turned the water back on. The wWater was running up the curb almost to 62nd street. It appears to be fixed for now. AzMetro will check to see if that side of drip system needs to be reset.

Backflow testing is scheduled for May 17th.

Gate on Pinchot was repaired and re-opened on April 25th.

Tree Trimming scheduled for May 31 - June 1st. Notice of temporary pool closure is posted.

Another draft of proposed new/replacement signage for the community is available for discussion.

Community Liaison Report

I prepared a binder for the new Community Liaison with resources and reports.

SRP reported the leaks in the canal have been fixed. Work was observed being done during the week of April 24th. No word on when they will clean up the debris on the east side of the wall running along 63rd Place. No word on when they will remove the alley lights although SRP reported the removal is on the schedule. (Per cancelation of the contract, GKHOA no longer pays for the electricity or monthly contract fee).

The Quad has committed to removing the hanging foliage and debris on along their wall in the alley south of Catalina. I met with the management on May 5 and they were very gracious. Their landscaper was also present. As of May 13 the alley had not yet been cleaned nor has the foliage been trimmed back.

I contacted the City streets and alley maintenance after the 'repaving' of part of the alley north of Avalon, and the alley South of Catalina during the week of May 1-5. The contractor did not replace the bins in the proper location in the Catalina alley and had left one on the wrong side of the street. The bins now appear to spaced and on the correct side of the alley. I don't know who put them back. It appears the alley north of Avalon on the wet side is not repaved. That alley did have some kind of treatment put down. Status is unknown.

It appears there are residents in the new apartment building at 61st Street and Thomas.

Residents desiring information about activities at the Piaute Neighborhood center east of 64th on Osborn may call 480-312-2529 to subscribe to their emailed newsletter. A copy of the most recent issue is in the Galley.

Summary of Current Neighborhood Signage

City Signs - in addition to traffic directional signs located on the islands, there is a Speed Limit 25 sign on a separate stake beside the monument at the west entrance and a Speed Limit 25 sign on a separate stake beside the monument at the north entrance.

Additionally, there is a No Thru Traffic posted at Earl/63rd St.

GK HOA Signs

West Entrance on Island #1

- No Soliciting - in red on a stake below the City traffic directional sign

North Entrance on Monument

- No Soliciting - in red (same size as West Entrance sign)

West end of short alley north of Avalon on a stake

- NO DUMPING /Favor de No Tirar Basura - Ordinance 800 [need correct cite]

West end of alley south of Catalina

- No Pedestrian Outlet/No hay salida para peatones

West end of alley south of Catalina

- NO DUMPING /Favor de No Tirar Basura - Ordinance 3448 [need to correct cite]

(note: this is a different reference than on the Avalon alley sign)

East end of alley behind Catalina

- Two signs attached to the wall no longer have any visible text

Revised Suggestions for Signage at the Entrances:

Welcome to Golden Keys HOA

Please pick up after your pets

Speed Limit 25 mph

No Soliciting

Block Watch Signage on same stake

Suggestion for Signage for Alleys with applicable City ordinance :

Catalina - at both entrances. We have permission from the quad to post on their side of the wall:

No Pedestrian Outlet/No hay salida para peatones

Garbage bins for exclusive use of residents/[need Spanish translation]

NO DUMPING /Favor de No Tirar Basura

Avalon at all entrances (4) on HOA's south side of the walls:

Garbage bins for exclusive use of residents/[need Spanish translation]

NO DUMPING /Favor de No Tirar Basura

The board has approved purchase of two Block Watch signs.

MAY 2023 POOL REPORT

MOST OF YOU ARE AWARE OF MY RESIGNATION AS OF JUNE 1, 2023. THIS WILL BE MY FINAL REPORT.

SEVERAL PEOPLE ARE ENJOYING THE POOL ON A DAILY BASIS. THE WATER IS BEING HEATED TO 85 DEGREES. THE TWO HEATERS WILL BE SHUT DOWN ON JUNE 1ST AS THE SUMMER HEAT IS COMING FAST. THE AERATORS WILL BE ACTIVATED TO RUN DURING THE NIGHT TO LOWER THE POOL WATER TEMPRATURE DURING THE SUMMER MONTHS.

MY THANKS TO THE POOL LADIES FOR THEIR EFFORTS TO DECORATE THE AREA AROUND THE POOL AND CLUBHOUSE. HOPEFULLY THERE WILL BE ADDITIONAL PROJECTS APPROVED IN THE FUTURE MONTHS TO CONTINUE MAKING APPROVEMENTS AS THE CLUBHOUSE AND POOL TOGETHER MAKE THAT AREA THE MOST IMPORTANT AMENITY IN THE GOLDEN KEYS COMMUNITY.