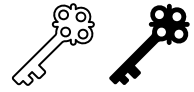


KEY LINES

January 2024

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



Correction: Bulk and Brush Pickup

January pickup dates are 22nd – 26th

The city has updated the 2024 pickup calendar – please note the new:

3 DAY RULE - Residents may place bulk/brush out for collection **no sooner than 3 days prior** to the Monday of scheduled collection week.

Visit this website to download a pdf copy of the yearly schedule.

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

Update: Clubhouse Closed Jan 22-29

During the December meeting, the board approved pool maintenance work that will begin on January 22, 2024 and will end on January 29, 2024. The pool and clubhouse grounds will be closed during this time per Maricopa County code.

Many thanks to the Bridge and Bunco groups for their flexibility with either relocating or canceling while the work is underway.

Communications

Let's get together and talk about what this community wants to see in the newsletter. Contributors welcome!

GKHOAKeyLines@gmail.com

Wednesday, February 7 at the Clubhouse at 6:00 pm.

At this meeting, Mary will share information on the website, website traffic, security, and more.

In This Issue

- Correction: Bulk and Brush
- Update: Clubhouse Closed
- Communications
- Is Poker Your Game?
- First Social of 2024
- Results of the January 2024 Paint Palette Survey
- SRP Scam Alert
- The Gay Side of Life
- Bulletin Board News
 - Biannual Information Collection
 - 2024-2025 FY Budget Meeting
 - Clubhouse Door Locks
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 - "All Things Senior" Expo
 - Scottsdale Police Department Weekly Walking Group
- Around Town
 - Navajo Trumpeter Delbert Anderson, February 3, 7:30 to 9:00 pm
 - Trailside Naturalist – Protecting the Desert Tortoise at Gateway Trailhead
 - Scottsdale Western Week
- Discounts and Savings
 - Walgreens Seniors Day
 - Pay in Cash and Save
- Recipe of the Month
- February Birthdays
- A Way with Words
- **2024 Board of Directors Candidates and Nominee Information statements**

Poker Players Invite Members to the Table

This friendly group plays for the love of the game, and we welcome new players.

We play on Wednesday afternoons from 12 to 4 (plus or minus) at the clubhouse. Games are dealer's choice with 25 cent bets and limited raises. We play with 5, 6 or 7 players with a \$20 buy in.

The game has been going on here in Golden Keys for 50 years or so and is a good way to stay in touch. Give Bruce Cross (602-920-6003) a call if you are interested.



ROYAL FLUSH



STRAIGHT



STRAIGHT FLUSH



THREE OF A KIND



FOUR OF A KIND



TWO PAIR



FULL HOUSE



ONE PAIR



FLUSH



HIGH CARD

First Social of 2024

Thanks to the Social Committee – Saturday, February 10, 3-6pm at the Clubhouse.



HAPPY CHINESE NEW YEAR
YEAR OF THE DRAGON

Results of the January 2024 Paint Palette Survey

The results of the paint palette survey are in! One hundred (100!) of the 184 lot owners responded. It is great that so many owners provided valuable feedback.

The results are shown in the tables below.

- The first table shows the actual counts for each question
- The second table translates this to percentages.

Many of you also gave the committee valuable comments to clarify and amplify your opinions. These will be very valuable as the committee takes the next steps. Look for further information and recommendations from the paint palette sub-committee as they absorb and react to these results.

Questions:

1. Would you like a new color palette?
2. Would you prefer to see the entire community painted in various shades of white?
3. Should an owner be allowed to repaint their residence the same color even if the color is no longer on the color palette?
4. Should an owner be able to paint their residence the same color(s) as a neighbor's residence?
5. Should we allow front doors to be painted any color?

	Q1-NEW PALETTE?	Q2-SHADES OF WHITE?	Q3-REPAINT SAME COLOR?	Q4-SAME AS NEIGHBOR?	Q5-FRONT DOOR?	
YES	47	13	70	63	64	COUNT OF YES RESPONSES
NO	27	84	27	22	22	COUNT OF NO RESPONSES
NO OP	26	3	3	15	14	COUNT OF NO OPINION RESPONSES
TOTAL # RESP	100	100	100	100	100	TOTAL NUMBER OF RESPONSES RECEIVED (184 TOTAL LOTS)

YES %	47	13	70	63	64	PERCENTAGE OF YES RESPONSES
NO %	27	84	27	22	22	PERCENTAGE OF NO RESPONSES
NO OP %	26	3	3	15	14	PERCENTAGE OF NO OPINION RESPONSES
TOTAL %	100	100	100	100	100	

SRP Scam Alert

Be aware: Scam activity has increased!

Scammers will target SRP customers during the fall months.

To help you easily identify possible scams, here's a list of actions scammers might take that SRP will not.

- **SRP does not accept payments through Zelle or Cash App.** We accept payments online through SRP My Account™, the SRP Power app™ and SRP M-Power® app, or through [Paymentus](#). If you'd like to pay in person with cash, you can visit over [500 retail locations](#).
- **SRP will never demand that you pay using specific methods — but scammers will.** You always have a choice as to how you would like to pay your bills and SRP will ask for your preference. We may contact you directly, but we will never request that you use a particular payment method, unlike scammers who will often try to coerce you into using a fraudulent payment method.
- **SRP will not ask you to make an immediate payment.** If you are at risk of power disconnection, SRP will **always** send you one or more notices by mail and, if you are enrolled in SRP [eNotes™](#), by email. If we call to let you know that your power will be disconnected, we will not pressure you into paying over the phone.

Steps you can take to protect against scammers:

- If you receive a call from someone who says they are from SRP, **HANG UP and call us directly at (602) 236-8888**, even if your caller ID says the number they are calling from is SRP's. Scammers can spoof any number, including ours, so even if it looks like a call is coming from SRP, it may not be.
- Always remember that we are here to help and available 24/7. If you have received a suspicious call, email or text or you have been impacted by a scam, please reach out to us at **(602) 236-8888**.

The Gay Side of Life

In memory of our neighbor Gaylord Aldritch



John was getting his annual physical. His doctor asked him about his physical activity level and John described a typical day.

“Well, yesterday afternoon, I took a five-hour walk about seven miles through some pretty rough terrain. I waded along the edge of a lake. I pushed my way through some trees and vegetation. I got sand in my shoes, eyes, and hair. I climbed several rocky hills.

The doctor said, “You must be one hell of an outdoorsman!”

“No,” John replied, “I’m just a crappy golfer.”

Bulletin Board News

Biannual Information Collection

A request for information has been delivered to owners using the primary address on record for each owner. HUD regulations require The Golden Keys HOA to survey owners for the current list of occupants and their birthdates every two years.



While fulfilling this obligation, the Board takes the opportunity to collect up-to-date owner and occupant information and updated emergency contact information. This year we are asking each owner to provide proof of insurance, as required in our Golden Keys CC&Rs. The specific language from the CC&Rs and details on what is needed is clarified in the package. Typically, a copy of your homeowner's insurance Declaration Page is proof of insurance. Contact Debbie Dillon if you have any questions: 480-208-9455; gkhoa_debbiedillon@yahoo.com.

2024-2025 FY Budget Meeting

Monday February 5, 5 pm at the Clubhouse. This meeting is open to all members, and board candidates are encouraged to attend. The meeting will address the budget for the new board.



Clubhouse Door Locks

When exiting the bathrooms in the clubhouse to the outside, you have to press the lock button to engage the deadbolt. Do not share the code!



City Services

"All Things Senior" Expo

Every year, Scottsdale Senior Services brings together an extensive collection of exhibitors who provide products, resources and valuable services to the 50+ community.

If you are looking for information about healthcare, senior housing, municipal services, recreation, technology, transportation or entertainment, the "All Things Senior" Expo & Tradeshow will provide lasting connections to help enhance your quality of life.

In addition to a wide variety of resources, the event features free health screenings and educational opportunities.

Wednesday, February 21, 9 a.m. - 1 p.m., Scottsdale Center for the Performing Arts

Scottsdale Police Department Weekly Walking Group

The Senior Walking Club was created when the Crime Prevention team from Via Linda District realized that many of the seniors we met during our Scam and/or Personal Safety presentations had concerns. Their #1 concern was safety while they were walking and trying to get physically active.

Walking for an average of 30 minutes or more a day can lower the risk of heart disease, stroke by 35% and Type 2 diabetes by 40%.

Please JOIN us EVERY TUESDAY at 8:00 am at the Via Linda Senior Center in the lobby.



Around Town

Navajo Trumpeter Delbert Anderson, February 3, 7:30 to 9:00 pm

Navajo trumpeter Delbert Anderson collaborates with visionary multicultural jazz fusion drummers and bassists to create a transcendent experience. Delbert and his ensemble, D'DAT, present "Spinning Songs," a masterful fusion of Diné melodies with a diverse range of musical styles, including funk and groove.

"Spinning Songs" is not just a performance; it's a living testament to the rich tapestry of Diné stories, traditions, and cultural heritage. These compositions were crafted to educate and engage, bridging the past, present, and future. D'DAT's commitment to researching Diné melodies of the past, performing them with contemporary relevance, and preserving cultural and indigenous roots music is a tribute to the enduring legacy of their people.



ASU Kerr Cultural Center, 6110 N. Scottsdale Rd., \$25 general admission

Trailside Naturalist – Protecting the Desert Tortoise at Gateway Trailhead
Wednesday, February 10 @ 8:30 am - 11:00 am

McDowell Sonoran Conservancy Gateway Trailhead – 18333 N Thompson Peak Pkwy. Stop by anytime between 8:30 and 11:00 A.M. to learn all about the desert tortoises that live in the Preserve.

How does the desert tortoise survive the long hot Sonoran Desert summers in the Preserve? Easy! They get the water they need from plants they eat and water they drink from the winter and summer rains and then they store it – up to 40% of the tortoise's body weight! The Conservancy's Parson's Field Institute is studying how development near the Preserve affects these modern representatives of a lineage that began 50 million years ago. Come learn all about tortoises and the Tortoise Telemetry research project!



Scottsdale Western Week

<https://www.hashknifeponyexpress.com>

The Hashknife Pony Express makes its ride every January/February traveling 200 miles from Holbrook to Scottsdale, Arizona, and delivering 20,000 first-class letters by horseback. The ride is led by the Navajo County Hashknife Sheriff's Posse. More than two dozen riders in authentic cowboy clothing carry the mail, relaying the bags along the route. The ride ends in Scottsdale with the ending ceremony at the [Museum Of The West](#) on Marshall Way.

- February 2 – 9am Mail leaves Fountain Hills from Fort McDowell Rd. along AZ Canal to Pima Rd; 11:30am Hashknife program begins at Museum of the West; 12pm Mail delivered

<https://scottsdaleparade.com/>

<https://arizonaindiantourism.org/azindianfestival/>

Discounts and Savings

Walgreens Seniors Day

The first Tuesday of each month is Seniors Day at Walgreens – save 20% for those 55 and up. Create a myWalgreens account and shop instore or online.

Send your senior discount tips to gkhoakeyline@gmail.com.

Pay in Cash and Save

Gluten-Free Creations Bakery

7607 E. McDowell Rd., SE corner @ Miller



Gluten Free Creations

Welcome	Breads	Bagels	Breakfast	Dessert	Holidays/Occasions	Books	Pick Up / Retail Only
Order	Mixes	Our Mission	Find Our Products	Our Locations	Cakes and Cupcakes		

Ranch House Grille

5618 E. Thomas Road, 6 am - 2 pm, every day.



Recipe of the Month

Dolly's Quick and Easy Blender Coconut Custard Pie

Butter and flour 9 inch pie pan

- tin plate preheat oven to 350 degrees
- glass plate preheat oven to 325 degrees
- 4 Eggs
- ¼ stick of butter
- 2 cups milk
- 1/2 cup sugar
- ½ cup shredded coconut
- ½ cup Bisquick
- 1 tsp vanilla



Put ingredients in blender in EXACT order!
Blend for 2 minutes
Bake 45 minutes

DRAFT – Golden Keys HOA Regular Board Meeting Minutes
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
January 16, 5:00 PM to 6:36 PM

1. **Agenda approved.**
2. **Meeting called to order at 5:00 PM.**
 - Attendees: C. Anderson, L. Barnes, D. Dillon, P. Heckaman, A. Mastin, C. Schroeder, and J. Scrivner.
 - Thirteen members were in attendance.
 - Stuart Mass recorded the meeting.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - **Motion to approve December 19, 2023**, Board Meeting Minutes. Seconded; **approved**, seven yes, zero no, zero abstain.
 - **Motion to approve October 2023**, Financial Report. Seconded; **approved**, seven yes, zero no, zero abstain.
 - **Motion to approve November 2023**, Financial Report. Seconded; **approved**, seven yes, zero no, zero abstain.
4. **Status of the nomination committee - Nancy Dallet**
 - **Meet the Candidates** event on **February 12, 2024 @ 5:30 pm**, clubhouse.
 - There are **six nominees** whose names will be posted in Keylines:
 1. Ted Ardans
 2. Shawn Bridges
 3. Richard Gage
 4. Shelly Lear
 5. Stuart Mass
 6. Alice Mastin
5. **Standing Committee Reports - Please note that committee reports are published in the website version of the Key Lines:**
 - a. Community Liaison - Retta Kelly
 - b. Architecture - Jenny Scrivner
 - c. Communications - Mary Howland
 - Meeting to discuss Keylines and GK website, **February 7, 2024 @ 6pm**, clubhouse.
 - d. Finance - Lori Barnes
 - Budget Meeting, **February 5, 2024 @ 5pm**, clubhouse
 - e. Clubhouse - Christie Schroeder
 - f. Landscaping - Chris Anderson
 - g. Pool - Alice Mastin
 - h. Real Estate - Pam Heckaman
6. **Old Business**
 - a. Legal counsel - the board is gathering information from legal firms for potential selection of new legal counsel - Jenny S.
 - b. Frequency of insurance verification. Requests for owner insurance included with HUD/Contact forms, all **due by March 22, 2023** - Debbie D.
7. **New Business**
 - a. Nominating People for the annual community service recognition- provide your written recommendations **by February 20, 2024**, to Jenny Scrivner
 - b. **Summary of Key dates leading up to annual meeting and election:**

- **January 15, 2024**, Candidates deliver completed nominee forms to Nancy Dallett
- **January 16, 2024**, List of Nominees for (5) Board of Director positions delivered to Board President
- **February 12, 2024 @ 5:30 PM** at clubhouse, "Meet the Candidates".
- **March 15, 2024: Deadline for receipt of mail-n ballots**
- **March 17, 2024 @ 3 PM**, clubhouse Annual Meeting; in-person voting available from 2:30-3:00 PM
- **March 22, 2024**, deadline for HUD/Contact forms and /Insurance verification

8. **Open Forum**

8. **Executive Session:** N/A

9. **Adjourn** - Jenny Scrivener adjourned the meeting at 6:36 PM by motion. Seconded; **approved**, seven yes, zero no, zero abstain.

Respectfully submitted by Debbie Dillon, Secretary.

Treasurer's Office Report and Finance Committee Report – prepared by Lori Barnes

December 2023

- 1) Bank accounts were balanced for December 2023.
 - a. Monthly reports for December were distributed to Directors for review.
- 2) There is currently no finance committee action to report.
- 3) Microsoft Outlook update and Chrome updates resulted in the inability to access gmail account through mail icon. Many emails for December which were sent to the GKHOA.treas@gmail.com were missed. Currently gmail account is available in the HOA computer only through Google Chrome. Multiple email addresses continue to be a problem. Would advise to consolidate to one outlook address only.
- 4) The following is a year to date summary of expenses to date (1/16/24) against 2023/24 Budget.

	<u>May 1, '23 - Jan 16, 24</u>	BUDGET
Ordinary Income/Expense		
Income		
Homeowner Assessment Fees		
Prepaid Assessment 2023-2024	375.00	
H/O Assessment Fees	117,099.00	
H/O Late Fees	<u>187.50</u>	
Total Homeowner Assessment Fees	117,661.50	
Returned Check Charges	10.00	
Discosure Fee	800.00	
Uncategorized Income		
Clubhouse Key Replacement	10.00	
Uncategorized Income - Other	<u>32.45</u>	
Total Uncategorized Income	<u>42.45</u>	
Total Income	<u>118,513.95</u>	\$ 147,584.00
Gross Profit	118,513.95	
Expense		
Adiministrative Expenses		
Administrative - Insurance		
Administrative - Ins - P & C	2,591.00	
Administrative - Ins - W/Comp	472.00	
Administrative - Ins - Umbrella	1,496.00	
Administrative - Ins - D&O Liab	<u>1,395.00</u>	
Total Administrative - Insurance	5,954.00	
Administrative - Miscellaneous	93.20	
Administrative - Postage	8.56	
Administrative - Printing		
Administrative - Copy Directory	344.37	

Administrative - Copy Key Lines	1,414.62	
Administrative - Printing - Other	175.93	
Total Administrative - Printing	1,934.92	
Administrative - Prof Fees		
Administrative - Legal Fees	248.00	
Total Administrative - Prof Fees	248.00	
Administrative - Supplies		
Administrative - Computer Suppl	38.14	
Administrative - Office Supplie	122.07	
Total Administrative - Supplies	160.21	
Administrative - Website	359.64	
Administrative Social Committee		
Administrative - S/C Supplies	166.84	
Administrative Social Committee - Other	163.29	
Total Administrative Social Committee	330.13	
Administrative - Taxes		
Administrative -AZ Income Taxes	50.00	
Administrative - Fed Inc Taxes	177.00	
Total Administrative - Taxes	227.00	
Total Adiministrative Expenses	9,315.66	\$19,976.00
Clubhouse		
Clubhouse - Roof Repairs	700.00	
Clubhouse - Housekeeping	3,555.00	
Clubhouse - Miscellaneous		
Administrative - Flag etc.	39.98	
Clubhouse - Fire & Safety Maint	65.58	
Total Clubhouse - Miscellaneous	105.56	
Clubhouse - Pest control	90.00	
Clubhouse - Supplies		
Clubhouse Paper Products	17.97	
Clubhouse - Supplies - Other	326.22	
Total Clubhouse - Supplies	344.19	
Clubhouse Repairs		
Clubhouse - General repairs	1,221.05	
Clubhouse - Plumbing Repairs		
Clubhouse - Plumb Clear Drains	800.00	
Total Clubhouse - Plumbing Repairs	800.00	
Total Clubhouse Repairs	2,021.05	
Total Clubhouse	6,815.80	\$7,952.80
Landscaping and Groundskeeping		
Landscape - Backflow Prevention		
Landscape - Backflow Repairs	1,091.78	
Landscape - Backflow Testing	385.00	

Landscape - Backflow Prevention - Other	1,030.28	
Total Landscape - Backflow Prevention	2,507.06	
Landscape - Materials	2,965.83	
Landscape - Miscellaneous	815.00	
Landscape - Other work	1,615.00	
Landscape - Tree trimming	10,310.00	
Landscape Repairs (Irrig, etc.)	7,918.16	
Landscaping - Monthly Maint	17,120.00	
Total Landscaping and Groundskeeping	43,251.05	\$49,408.00
Pool		
Pool - Heaters	250.00	0
Pool - Chemicals	3,007.41	
Pool - Misc materials	3,551.22	
Pool - Miscellaneous	1,705.95	
Pool - Monthly Maintenance	3,837.50	
Pool - Motors and Filtration	995.00	
Pool - SW Gas	10,125.91	
Total Pool	23,472.99	\$23,460.00
Utilities		
Utilities - Electric from H/O's	149.20	
Utilities - City of SCT- Water	12,249.98	
Utilities - SRP Electric	6,389.04	
Total Utilities	18,788.22	\$25,299.20
Total Expense	101,643.72	\$126,096.00
Net Ordinary Income	16,870.23	
Other Income/Expense		
Other Income		
Vanguard Interest & Div Income		
VG Interest & Dividend Income	4,471.47	
Vanguard Interest & Div Income - Other	0.00	
Total Vanguard Interest & Div Income	4,471.47	\$1,242.27
Savings - Interest Income	0.56	
Total Other Income	4,472.03	
Net Other Income	4,472.03	
Net Income	21,342.26	\$21,488.00

Treasurer's Cash Summary Report a/o 12/31/2023

Submitted to Board of Directors

	12/1/2023 12/31/2013	5/01/2023 - 4/30/2024	
CASH ASSETS			
Checking	\$ 50,352.66		
Savings	\$ 8,511.94		
Vanguard	\$ 232,836.42		
Vanguard - Money Market Fund	\$ 21,263.59	\$ 1,242.27	
<u>VG Surplus Bokerage CD Accounts</u>			
VG-CD M&T Bk 5.25% 12/01/2023		\$ 30,000.00	
VG-CD GoldSach 2.25% 04/15/2024		\$ 41,000.00	
<u>VG Reserve Bokerage CD Accounts</u>			
VG-CD M&T Bk 5.25% 5/30/2024		\$ 31,000.00	
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	
Uneposited Funds	\$ 4.20		
Total Cash Assets	\$ 312,968.81		
INCOME & EXPENSE			
			2023-24 Budget
INCOME			
H/O Assessments	-	\$ 117,099.00	\$ 138,000.00
Late Fees	\$ -	\$ 150.00	\$ -
Interest-Savings Acct	\$ 0.07	\$ 0.50	\$ 4.50
Vanguard -CD Interest	\$ 840.57	\$ 4,414.81	\$ 7,579.50
Vanguard Dividend Income	\$ 236.33	\$ 391.56	\$ -
Disclosure Fee - purchasing home	\$ 800.00	\$ 800.00	\$ 2,000.00
Returned Check Charges	\$ -	\$ 10.00	\$ -
Uncategorized Income	\$ -	\$ 25.05	\$ -
Total Income	\$ 1,876.97	\$ 122,890.92	\$ 147,584.00
OPERATING EXPENSES			
ADMINISTRATIVE---Expenses	\$ 432.39	\$ 9,007.67	\$ 19,976.00
CLUBHOUSE---Expenses	\$ 395.00	\$ 6,420.80	\$ 7,952.80
LANDSCAPING---Expenses	\$ -	\$ 40,125.05	\$ 49,408.00
POOL UPKEEP---Expenses	\$ 2,362.70	\$ 14,546.88	\$ 23,460.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ -
UTILITIES---common areas	\$ 1,663.54	\$ 21,256.34	\$ 25,299.20
Total Operating Expenses	\$4,853.63	\$ 91,356.74	\$ 126,096.00
		\$ -	
NET FY 2022-2023 OPERATING BALANCE	\$ (2,976.66)	\$ 31,534.18	\$ 21,488.00
		\$ -	
TOTAL RESERVE EXPENDITURES	\$ -	\$ -	\$ -

Golden Keys Homeowner's Association
3016 N. 62nd Place, Scottsdale AZ 85251
ASC Board Report – January 2024
Golden Keys Architectural Standards Committee (ASC)

No applications were received prior to the December 30, 2023, deadline so no meeting was held this month

Other Topics:

- Neighborhood Assessments:
 - Fall 2023 Landscaping Walkthrough – held November 3-5, 2023; 17 findings – 15 addressed as of 12/08/2023
 - Spring 2023 Walkthrough – properties with findings – 34
 - Landscape findings: 24 – 24 completed as of 7/30/23
 - Paint/structure findings: 13 – 9 completed as of 7/30/23; 2 past due; 2 escalated to board for action
- Policies and Practices: topics for discussion:
 - Paint Palette subcommittee status
 - Survey distributed with responses due January 15, 2024. Tally details will be presented at the January board meeting and included in the January Key Lines
 - Duct Work Restrictions: At the November board meeting guidance from board was that no survey is needed regarding duct work. If ASC feels a new restriction is warranted the recommended changes should be brought to a future board meeting. Will be discussed at the next ASC meeting.

Applications are due **February 3, 2024**, for the agenda of the **February 13, 2024**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Clubhouse Report

From: Christine Schroeder <cks0@cox.net>

Date: January 14, 2024 at 6:13:01 PM MST

To: Christine Schroeder <cks0@cox.net>

Subject: January clubhouse report

We have had one reservation.

Pest control will be done 1/25.

SoSource has cleaned each week for \$395.00 per month.

Please, on leaving the outside restroom doors remember to push the lock button for everyone's safety.

Communications Committee Report – January 16, 2024

1. The *January Key Lines* will be published and posted to the website by Mary Howland.
2. The "*Key Information Document*" did not get published as expected. (This document includes resource information and forms that were previously included in the members directory.)
3. Meeting planned for Wednesday, February 7, for soliciting inputs and discussion of potential changes to Key Lines and community website. What would you like to see in the Key Lines or on the website? Can you contribute occasionally? Information about the website and traffic will be available at the meeting.

Jenny Scrivner and Mary Howland, Communications Committee

Community Liaison Report
1/21/2024

Traffic Signal at 61st Pl and Thomas

A technician has checked the signal at the intersection, and reports that all is working properly.

A new engineer will begin work on Jan 29th. He will be advised of concerns about this intersection and the light. After he gets up to date on all he needs to, he will be able to investigate the issues with Overture, the Quad, and any timing that needs to be adjusted.

Retta Kelly, Community Liaison

January 2024 Landscape Report

I am meeting with contractors to obtain bids for painting the common areas. I have asked for separate line items for:

1. Common walls: along 61st -including the monument, along 63rd place, the monuments on 63rd street north of Avalon, the walls around the clubhouse.
2. The wrought iron topping the walls around the clubhouse and other metal work required (such as the north and south gates).
3. The exterior of the pool house and the clubhouse.
4. Any accent color for the clubhouse.

Unfortunately, during the walk arounds with the contractors, a problem was found with the common wall along Pinchot. I have a meeting on the 17th to assess the situation and also examine the entire wall. Any painting of the walls will have to be postponed until repairs are made. I will provide a supplemental report to the Board on the wall situation. Scheduling of repair should not have any impact on the scheduled pool work.

AzMetro will do some heavier trimming of the shrubs along the walls in anticipation of the upcoming wall painting. Island eight is under close watch and does not appear to have a leak under the asphalt. The irrigation is turned on one day a week for about seven minutes to keep the lines open.

I have asked our backflow vendor for an estimate for the spring testing as required by the City.

Chris Anderson

Golden Keys HOA Pool Report for Jan. 2024

The pool is unheated during the month of January.

During the December meeting, the board approved pool maintenance work that will begin on January 22, 2024 and will end on January 29, 2024. The pool and clubhouse grounds will be closed during this time per Maricopa County code.

Many thanks to the Bridge and Bunco groups for their flexibility with either relocating or canceling while the work is underway.

As mentioned in my previous report, the work in January is to correct the cyanuric acid levels so that chlorine can work more effectively. Prior to hiring Pool Theory, substandard chemical levels had also caused a serious Algae problem. The work on the pool will include acid washing the surface to remove the staining that occurred during that time.

Maricopa County and the State of Arizona regulations require pools to have lighting that clearly shows the pool, including the bottom without glare. To be in compliance with those safety regulations, the board also approved replacing the faulty lights in our pool. One light has completely expired while another is about to meet the same fate. The reasoning behind total replacement is because the types of light bulbs we currently use in our fixtures are obsolete and unavailable. A discussion during the meeting led the board to agree that now is the time for replacement of all of them since the pool is being drained for other work. The new fixtures will be LED which are the industry standard.

The pool committee met earlier this month. The conversations at this meeting revolved around honing in on a vision for elevating the pool and clubhouse area. The creation of a process for how all future changes are made for these areas has been put into place. The committee is sincere in our efforts to maintain the property values for our Golden Keys residents with the realization that well designed and maintained public spaces are an asset to our community.

Golden Keys Homeowners' Association
2024 Board of Directors Candidates

Nominees for the five open Board of Directors seats include the following:

- Ted Ardans
- Shawn C. Bridges
- Richard Gage
- Shelly Lear
- Stu Mass
- Alice Mastin*

*Current Director running for re-election

Elections take place at the Annual Meeting, March 17.

From the Bylaws:

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Not less than 60-days preceding the Annual Meeting, the President shall appoint a nominating committee of three Members subject to the approval of the Board. Members of the Board shall not serve on the nominating committee.

Section 2. Candidates. The nominating committee shall report to the President the candidates for the existing vacancies. Any number of candidates may be nominated by the nominating committee for each vacancy. Candidates so nominated shall be listed in the official notice of the Annual Meeting to be distributed by the Secretary to the membership not less than 30- days prior to the Annual Meeting.

Section 3. Member Nominations. Any individual Member of the Association may also nominate candidates by submitting a written proposal to the Secretary not less than 20-days prior to the Annual Meeting. Consent in writing by Members, so nominated to be candidates, will be obtained by the nominator in each instance and provided to the Secretary to be official. Floor nominations at the Annual Meeting are not in order.

Section 4. Election. Members shall at the Annual Meeting elect Members of the Association to fill board vacancies. If the number of nominees does not exceed the number of vacancies, then the voting at the meeting shall be by a show of hands. If the number of nominees exceeds the number of vacancies to be filled, then voting shall be by secret ballot. Members unable to attend may vote by written proxy. Each Member shall cast one vote for each position to be filled. Cumulative voting will not be permitted. The President shall designate two Members to be election judges and two Members as election tellers to compile the returns. Members of the Board or nominating committee shall not serve as judges or tellers. A plurality of votes cast shall be required to elect.

Nominee Information statements follow.

GOLDEN KEYS HOME OWNERS ASSOCIATION
2024 BOARD OF DIRECTOR CANDIDATE
NOMINEE INFORMATION

TED ARDANS
6258 East Avalon
Lot# 72

Please share with GK Members your favorite thing about living in Golden Keys.

Ted Ardans: I enjoy living in a community where so many neighbors interact, and have such interesting backgrounds.

What experience have you had in the past (whether on boards, in business, in volunteer positions or anywhere) that you sense is relevant to your potential service as a GKHOA Board member?

Ted Ardans: I was part of a 15 year start-up with a high school friend—a business that grew and sold plants to the AJ Bayless stores in Phoenix, built into 7 million in yearly sales as vendors to Home Depot, Walmart, and Lowe's, as well as Tip Top and other nurseries. I dropped out of ASU, married young, and I made a career in the Greenhouse industry. I worked into Directorship positions that required the ability to lead, negotiate, cooperate, and all of that. I witnessed the difference between collegiate and authoritarian management styles, and the net effect of each. At my peak, I was responsible for the planning and production of garden products for five states, around 50 million in sales. I have also worked as a volunteer with Habitat for Humanity, started a business with my spouse, and raised two sons, one of whom is a Greenhouse Grower, the other a Bluegrass musician.

What prompted you to be willing to step up to service on the Board now?

Ted Ardans: My entire career is seeing a need, rather than doing what I want to do. I don't WANT to be on the board, but if my help is needed, I am willing to serve. I am willing to help in other ways, as well.

Are there specific skills/interests you have that you think can make a positive contribution/difference by chairing a committee?

Ted Ardans: I have general skills in many areas. I understand accounting/financial reporting, legal writing, technical writing, all major building trades, the management of anything technical, like a pool. I am not very interested in aesthetic committees like Architecture. I am experienced in writing, communicating. I speak Spanish. I am capable of collegiate teamwork. I am capable of being led, as well as leading. Most people assume that I am a plant geek, or that I love landscaping. This is not true—Greenhouse management is more of an engineered environment, and a different set of issues. I guess I love plants about as much as a Trawler Captain loves fish.

GOLDEN KEYS HOME OWNERS ASSOCIATION
2024 BOARD OF DIRECTOR CANDIDATE
NOMINEE INFORMATION

SHAWN C. BRIDGES
6214 East Catalina
Lot# 48

Please share with GK Members your favorite thing about living in Golden Keys.

Shawn Bridges:

1. Location of the home and sidewalks.
2. Unique architecture designed by Ralph Haver.
3. Small adult community where I have made many wonderful friends.

What experience have you had in the past (whether on boards, in business, in volunteer positions or anywhere) that you sense is relevant to your potential service as a GKHOA Board member?

Shawn Bridges:

1. 40+ years of property management.
2. Extensive accounting and legal experience.
3. Knowledgeable and skilled in the application and use of QuickBooks software.
4. Arizona licensed Real Estate Broker.
5. Former President of an Arizona HOA.

What prompted you to be willing to step up to service on the Board now?

The desire to utilize my extensive background to assist in maintaining and increasing the property values in the community.

Are there specific skills/interests you have that you think can make a positive contribution/difference by chairing a committee?

My skill set and work experience will be beneficial for any board position or committee chair. I am willing to serve in any capacity.

GOLDEN KEYS HOME OWNERS ASSOCIATION
2024 BOARD OF DIRECTOR CANDIDATE
NOMINEE INFORMATION

RICHARD GAGE
6202 East Catalina
Lot# 51

Please share with GK Members your favorite thing about living in Golden Keys.

Richard Gage: Living in the Golden Keys is unique, and appealing to me, in that we live in a community that has a relatively quiet feel to it but is surrounded by a major metropolitan city and all that goes with that. Our proximity to Papago Park, Old Town Scottsdale and many local cultural outlets makes the Golden Keys ideally situated.

What experience have you had in the past (whether on boards, in business, in volunteer positions or anywhere) that you sense is relevant to your potential service as a GKHOA Board member?

Richard Gage: Prior to retiring I worked in a business environment for 40+ years, most of which was in upper management/leadership position. For the last 10 years of my career I was President and General Manager of a Scottsdale based construction equipment distributor with 40 employees. I think experience working within an executive team will be helpful as a Board Member as there are similarities related to budget, operations and financial oversight. Working with committee leaders and Member volunteers is critical in maintaining our existing quality of life and seeing projects through. Effective business leaders listen to their team members and allow them to do their jobs. The Golden Keys Board, in my opinion, should also take Member input seriously and allow committees and volunteers to effectively help maintain and improve our community.

Currently I work part-time as a Coordinator for Phoenix Rising Soccer in the Scottsdale Recreation division. I build rosters and schedules for 2200 kids and 200+ teams. On game days I'm an on-site resource where as many as 19 fields are in play simultaneously. As imagined it can get challenging and chaotic but I'm able to handle it pretty well.

What prompted you to be willing to step up to service on the Board now?

Richard Gage: I believe that a self-governed HOA is not only less expensive but brings communities together through volunteer participation. This should result in maintaining a quality of life in our neighborhood that is to the benefit of us all. Everyone should consider participating and I feel that the time is right for me to seek a board position as that is where I think I can be most helpful.

Are there specific skills/interests you have that you think can make a positive contribution/difference by chairing a committee?

Richard Gage: In my previous business experience I worked with many vendors towards securing contracts. This involved negotiation, obtaining and evaluating multiple proposals and bids, and working with successful vendors to see projects through. I think I would be best suited in a committee position where I could work with outside contractors.

GOLDEN KEYS HOME OWNERS ASSOCIATION
2024 BOARD OF DIRECTOR CANDIDATE
NOMINEE INFORMATION

SHELLY LEAR
6289 E. Pinchot
Lot# 113

Please share with GK Members your favorite thing about living in Golden Keys.

Shelly Lear: I couldn't ask for a better place to live; the Keys is within minutes of any venue you might need. I enjoy the closeness of our small adult community. I'm very lucky to have my parents and aunt living here as well as so many friends and neighbors that care for each other.

What experience have you had in the past (whether on boards, in business, in volunteer positions or anywhere) that you sense is relevant to your potential service as a GKHOA Board member?

Shelly Lear:

- Former Golden Keys Board of Director - Landscape Chair - Architectural Standards Committee board representative
- 40 years at Bashas' family of companies
- Scan Coordinator - maintaining accurate pricing per weights and measures standards • Bookkeeping
- • Girl Scout neighborhood government for 22 years - treasurer – chair - trainer – recognitions - program development and delivery

What prompted you to be willing to step up to service on the Board now?

Shelly Lear:

- Now that I'm retired, I have the time necessary to serve on the Board.
- Volunteering is at the center of my life.

- Former GK Board member.
- 35 years in Girl Scout Council Leadership.
- I love this community and wish to serve in any capacity as needed.

Are there specific skills/interests you have that you think can make a positive contribution/difference by chairing a committee?

Shelly Lear:

- Finance is my passion. I strongly believe knowing how to budget, organize and plan for the future is essential.
- My gardening experience will be beneficial for landscaping.
- I have the skills to lead, listen, coordinate and take action.
- I value leadership, collaboration and a community that utilizes people's expertise, common goals, talents and ideas for success.

* Great Job NANCY, No Name } How would anyone know
No Lot # } who submitted this Form

STU MASS
Lot # 150

GOLDEN KEYS HOME OWNERS ASSOCIATION
2024 BOARD OF DIRECTOR CANDIDATE
NOMINEE INFORMATION

Please share with GK Members your favorite thing about living in Golden Keys.

1) The GK'S Have people willing To Share, Give BACK + Cherish each other. We ALL STRIVE For The Greatest COMMUNITY Ever.

What experience have you had in the past (whether on boards, in business, in volunteer positions or anywhere) that you sense is relevant to your potential service as a GKHOA Board member?

2) I have owned 15 properties & MAINTAINED ALL. I AM Fiscally Responsible & DONT Like Over PAYing For Services Rendered.

What prompted you to be willing to step up to service on the Board now?

3) When I SAW NEARLY 50 THOUSAND DOLLARS BUDGETED For Landscaping, I GOT 4 OTHER bids, SAVING BETWEEN 12 THOUSAND + 20,600 For The SAME Job.
"We ARE getting Ripped OFF"
"With current LANDSCAPE CO"

Are there specific skills/interests you have that you think can make a positive contribution/difference by chairing a committee?

Please See ALL Above!

GOLDEN KEYS HOME OWNERS ASSOCIATION
2024 BOARD OF DIRECTOR CANDIDATE
NOMINEE INFORMATION

ALICE MASTIN
6277 East Pinchot
Lot# 110

Please share with GK Members your favorite thing about living in Golden Keys.

Alice Mastin: My favorite thing about living in Golden Keys is that we are a 55plus community. The friendships that I am making here are with people in the same season of life which has been wonderful especially after moving here from another state.

What experience have you had in the past (whether on boards, in business, in volunteer positions or anywhere) that you sense is relevant to your potential service as a GKHOA Board member?

Alice Mastin: I currently serve the Golden Keys community on the board as pool chair. I stepped up to serve when a position was vacated unexpectedly last summer.

I have been actively pursuing educational opportunities offered through the City of Scottsdale Neighborhood College on HOA guidelines. I'm doing this to obtain ongoing training so that I can serve my community effectively.

I'm able to collaborate with a team of diverse people working toward a common goal, my experience being gained from a long career in municipal public service.

I'm also able to listen effectively and communicate respectfully having gained experience from a career where I had regular interactions with the public in a contentious high profile job.

What prompted you to be willing to step up to service on the Board now?

Alice Mastin: Golden Keys is a self managed Association. I recognize the importance of the board as overseers for the financial viability and maintenance of our common property areas. With that in mind, I'm willing to step up again and offer my time to the community.

Are there specific skills/interests you have that you think can make a positive contribution/difference by chairing a committee?

Alice Mastin: I currently chair the pool committee. What I'm hoping to bring to the committee is a spirit of collaboration...working together for the good of the Association by making purposeful decisions that enhance the pool and its unique design. The committee is working closely with the clubhouse chair with the goal of crafting a vision and intentional plan for the pool and clubhouse rather than a 'quick fix'.

Contacts

Social Contacts

Book Club	2 nd Wednesday	Retta Kelly	480-945-3303
Bridge	Mondays	Retta Kelly	480-945-3303
Bunco	4 th Tuesday	Carolyn Cuneo	602-538-1423
Creative Crafters	Tuesdays, varies	Nancy Dallett	Nancy 480-861-8776
		Sue Kernen	Sue 602-619-3377
Golden Girls Money \$ense	1 st Thursday	Shelly Lear	480-993-3136
Ladies Who Lunch	3 rd Friday	Gloria Keenan	602-228-3189
Men’s Lunch Fridays	Fridays	Bob Will	Bob 480-946-4889
		Dan Svoboda	Dan 480-946-5055
Poker	Wednesdays	Bruce Cross	602-920-6003 bcross42@cox.net
Social Committee	Varies	Charlotte Coombs	charlottecoombs82@gmail.com
		Sue Kernen	602-619-3377 skernen@cox.net

HOA Contacts

Architectural Standards Committee	Jenny Scrivner GKHOA.jenny.scrivner@gmail.com	602-920-0837
Clubhouse and Reservations	Christie Schroeder cks0@cox.net	602-228-4590
Communications/Key Lines	Jenny Scrivner GKHOA.jenny.scrivner@gmail.com	602-920-0837
	Mary Howland GKHOAKeyLines@gmail.com	
Community Liaison	Retta Kelly	480-945-3303
Landscaping Committee	Chris Anderson chrissyanderson213@gmail.com	602-499-0232
Neighborhood Block Watch	Fran Nicoletti msfran7441@hotmail.com	516-972-2419
Pool Committee	Alice Mastin	See Directory
Real Estate Committee	Pam Heckaman gkhoarealestate@gmail.com	602-481-2216

2024-2025 Fiscal Year Budget Meeting

Monday, February 5, 5pm

Open meeting, all are welcome.

Key Lines Meeting

Wednesday, February 7, 6pm

Please attend and let us know what you want to see in the Key Lines.

Year of the Dragon Social

Saturday, February 10

Clubhouse, 3-6pm

Meet the Board Candidates

Monday, February 12, 5:30pm

Bundle up everyone! We will turn the heat on prior to the meeting, but we might have to turn it off to hear people speak.

Ladies Who Lunch

Friday, February 16, noon

Lure Fish House, 8877 N Scottsdale Rd

Community Garage Sale

Saturday, February 17

So far we have approximately 20 homes signed up to participate. Please contact Nancy Dallett if you will participate. The more the better!

February 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Golden Girls Money Sense 10am-noon Clubhouse	2 Men's Lunch Noon	3 ASC applications due for 2/13 meeting
4	5 Bridge 12:30 24-25 FY Budget Meeting 5pm Clubhouse	6 Creative Crafters 4-6pm	7 Poker 12 – 4:30pm Key Lines Meeting 6pm Clubhouse	8	9 Men's Lunch Noon	10 Year of the Dragon Social 3-6pm 
11	12 Bridge 12:30 Meet the Board Candidates 5:30pm Clubhouse	13 ASC Meeting 5pm IF applications received by 2/3	14 Book Club 2pm  Poker 12 – 4:30pm	15	16 Ladies Who Lunch Lure Fish House Noon Men's Lunch Noon	17 
18	19 Bridge 12:30	20 HOA Board Mtg 5pm	21 Poker 12 – 4:30pm	22	23 Men's Lunch Noon	24
City Bulk and Brush Collection February 19 – 23						
25	26 Bridge 12:30	27 Bunco 6-8pm 	28 Poker 12 – 4:30pm	29 		