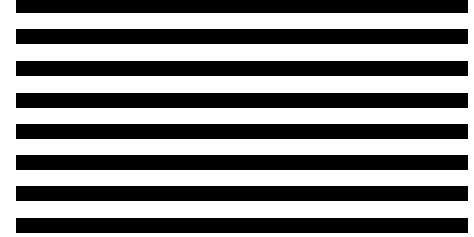
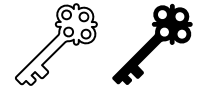


# KEY LINES



## December 2023



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

## 2024 Has Changes in Store

**Board Elections take place in March.** Of our current seven board member positions, five terms end in 2024. The Nominating Committee has been working with community members who are interested in being candidates. Please refresh yourself on [Article IV, Board of Directors](#) and [Article V, Nomination and Election of Directors](#) of our governing 2002 Amended and Restated Bylaws for details on number of directors, qualifications to serve, the nominating process, and timing of announcements, etc.

### January 15

Candidates must complete a nominee information form and return it (handwritten or electronically) to Nancy Dallett at 6286 E Catalina Drive or by email at [nldallett@gmail.com](mailto:nldallett@gmail.com) by January 15.

This is a hard date! The completed nominee information forms will be printed in the January 2024 Key Lines. Contact Nancy at 480-861-8776 or [nldallett@gmail.com](mailto:nldallett@gmail.com); she can provide the forms in both PAGES and WORD.

### February 12

All Golden Keys residents are invited to a Meet the Candidates event on February 12 at 5:30 pm at the clubhouse; candidates for the Board will introduce themselves, share information, and answer questions from neighbors.

### March 17



Election results will be tallied at the Annual Board meeting.

The GKHOA Board will distribute ballots in the near future. Expect more important dates – and more information on the voting process – soon.

### In This Issue

- Neighbor Appreciation
- Bulletin Board News
  - Neighborhood Watch
  - Architectural Standard Committee
- The Gay Side of Life
- City Services
  - Scottsdale Water Conservation
- Around Town
  - The World's Greatest Collector Car Auctions
  - Pavilions at Talking Stick Rock 'n' Roll Classic Car Show
  - Thieves Market
  - Senior Discounts
  - Health and Wellness
- Recipe of the Month
- January Birthdays
- A Way with Words

## Neighbor Appreciation

Thank you to Sue Kernen, Betsy Spiegel, and James Hood for the holiday decorations in the common area. We all appreciate your efforts!

## Bulletin Board News

Neighborhood Watch

Neighborhood Watch captains and co-captains are invited to attend a Crime Prevention Presentation on Thursday, January 25, at the Community Design Studio. The presentation from Scottsdale Police Sergeant Joel Lewis on financial crimes will start promptly at 10 a.m.



Phyllis Needham will attend on Fran Nicoletti's behalf, much thanks Phyllis! Captains and co-captains are encouraged to attend.

### Stay Alert!

A neighbor on Avalon called police after finding a man in her backyard. All her gates were locked, so it is assumed the man jumped the fence. Please be aware and keep your gates locked and lights on! The co-captain for the area alerted neighbors who had opted-in to an email alert. Thanks for your diligence! Co-captains, are your neighbor alert lists up to date? Neighbors, have you let your co-captains know you want to be on the email list?

Architectural Standards Committee

Notes on the Approved Home Exterior Color Palette:

- There are two ways to see color swatches. There is a picture frame in the kitchen of the clubhouse with small swatches of the approved colors, and Jenny Scrivner has binders with large swatches. Please **do not remove** the samples from the binders or frame.
  - Contact Jenny Scrivner (602-920-0837) to borrow the binders.
  - If you borrow swatches, please return them promptly so other members can access them when needed.
- A Home Exterior Color Palette Survey was put into member mailboxes in December. Please return the survey by January 15 to Martha Spruell, 6225 E Catalina Dr.



## The Gay Side of Life

In memory of our neighbor Gaylord Aldritch



Gravity is important but if you remove it, you get gravy.

Sometimes I put my head between my legs and lean forward.  
That's just how I roll.....

"What do we want?" 'HEARING AIDS!' "When do we want them?"  
'HEARING AIDES!'

## City Services

Scottsdale Water's Conservation team invites you to learn more about these amazing programs!

**Sign up for a free Outdoor Water Efficiency Check.** Walk around your home with an Irrigation Specialist to learn how to program your irrigation clock, find leaks, and receive irrigation repair tips to help save water. Call 480-312-5650 to schedule. Spots fill up fast so don't wait!

**Qualify for a rebate?** Customers may receive a rebate for installing WaterSense labeled irrigation controllers, or for removing a pool and replacing it with Arizona-friendly landscaping. There is even a rebate for removing water softeners! Go to [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) and search "rebates"

**Residential Grass Removal Rebate** closed, set to reopen next season: As warm season grass goes dormant for the season, so does Scottsdale's grass removal rebate. This rebate received extraordinary participation this program year. Scottsdale Water is excited that residents are converting grass to an Arizona-friendly landscape. Go to [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) and search "rebates"

Scottsdale Water, City of Scottsdale Water Resources

[ScottsdaleAZ.gov/Water](http://ScottsdaleAZ.gov/Water)

## Around Town

The World's Greatest Collector Car Auctions  
Saturday, January 20, 2024 — Sunday, January 28, 2024

WestWorld of Scottsdale

<https://scottsdale.barrett-jackson.com/>

Pavilions at Talking Stick Rock 'n' Roll Classic Car Show  
Located on the north side of Talking Stick Way every Saturday from 4pm to 8pm!

<https://www.thepavilionsattalkingstick.com/car-shows/>

Thieves Market

January 6 and First Saturdays, October - April. 8am - 2pm

Outdoor Flea Market, Vintage, Antique, Handmade,  
Collectibles, Vintage

<https://thievesmarketvintageflea.com/>

18401 N. 32nd Street, in the lot of Paradise Valley Community  
College

\$5 at the door

Senior Discounts

Send your senior discount tips to [gkhoakeyline@gmail.com](mailto:gkhoakeyline@gmail.com).



THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS



Health and Wellness

## Blue Zones Project Scottsdale Kickoff FREE Event

**FREE ENTRY**

**BLUE ZONES PROJECT**  
AN HONORHEALTH COLLABORATIVE FOR SCOTTSDALE

**COMMUNITY KICKOFF**

Saturday, Jan. 13th | Scottsdale Civic Center  
12:00pm - 3:00pm | 3939 N. Drinkwater Blvd.

**LEARN HOW TO MAKE HEALTHY CHOICES EASIER!**

Yoga | Food Demo | Lawn Games | DJ  
Scavenger Hunt | Giveaways | AZ Musicfest  
Drumming Session | Food Vendors

RSVP Requested

Event Hosted by **CITY OF SCOTTSDALE**

Thank you to our Community Partners

**HONORHEALTH** **THE CIGNA GROUP** **GOODWILL**  
of Central & Northern Arizona

Have you seen the Netflix documentary series *Live to 100: Secrets of the Blue Zones*? Did you know HonorHealth, The Cigna Group, and Goodwill of Central and Northern Arizona announced the launch of **Blue Zones Project Scottsdale** in May 2023 as the first community in Arizona to work towards becoming Blue Zones certified. Blue Zones Project Scottsdale is a nearly five-year comprehensive, collaborative effort with the city that involves the entire community working together to transform the environments where people live, work, learn and play to measurably improve community well-being, resilience and economic vitality.

For more information, or to get involved, visit [bluezonesprojectscottsdale.com](https://bluezonesprojectscottsdale.com).

Learn more about Blue Zones on [Scottsdale Video Network](#).

## Recipe of the Month

Baked Apple Oats

Fran Nicoletti

- ½ cup old-fashioned regular or rolled oats (not steel cut)
  - 1 cup vanilla almond milk
  - ½ tsp pumpkin pie spice (cinnamon, nutmeg, allspice and ginger)
  - ½ apple, cubed and skin removed
  - ½ tbsp brown sugar, maple syrup, or sweetener of your choice
  - pinch of salt
- In a microwave-safe glass jar (16 oz mason jar works best), combine cubed apples, brown sugar, spices and a pinch of salt—toss to coat. Cover the jar with plastic wrap and poke a hole in the top for the steam to escape. Microwave for 2 minutes or until apples are soft. Add in oats and milk, stir well, and leave to sit overnight. If you'd like, stir the oats the next day and heat them up in the microwave for 1-2 minutes.

## On the Day that You Were Born...

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



### A Way with Words

"A computer lets you make more mistakes faster than any invention in human history with the possible exception of handguns and tequila."

Mitch Ratliffe (Technology Review)

"A half truth is a whole lie."

The Big Little Book of Jewish Wit and Wisdom

**DRAFT - Golden Keys HOA Board Meeting Minutes**  
Clubhouse 3016 N 62<sup>nd</sup> Place, Scottsdale, AZ 85251  
**December 19, 5:02 PM 6:59 PM**

1. **Agenda** approved.
2. **Meeting called to order at 5:02 PM.**
  - Attendees: C. Anderson, D. Dillon, P. Heckaman, A. Mastin, C. Schroeder, and J Scrivner.  
L. Barnes was absent.
  - Twelve members were in attendance.
3. **Ratify previous board meeting minutes and financial reports.**
  - **Motion to approve November 21<sup>st</sup>**, Board Meeting Minutes. Seconded; **approved**, five yes, zero no, one abstains, one absent.
  - **Motion to approve November 2023**, Financial Report. **Deferred** to next Regular Board Meeting.
4. **Status of the nomination committee** - Jenny Scrivner for Nancy Dalette
  - A social was held for interested candidates to ask questions of past/present Board members. Nomination process dates are compliant with Bylaws. Candidate statements to be collected by January 15, 2023.
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 - Jenny Scrivner
  - d. Finance - Jenny Scrivner for Lori Barnes
  - 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 to provide to the new Board for a decision.
  - b. Frequency of insurance verification. Debbie Dillon with assistance from Co directors completed email for counsel to review. Counsel response will be reviewed in Executive Session.
7. **New Business**
  - **Motion to approve to move forward with draining the pool to correct the cyanuric acid and to also perform maintenance as required. Amount not to exceed \$5,000.** Seconded; **approved, six yes, zero no, zero abstain, one absent.**
8. **Open Forum**
9. **Executive Session: Motion to adjourn to Executive Session at 6:14PM.**  
Seconded; **approved**, six yes, zero no, zero abstain, one absent.
  - a. Discussion of Association enforcement matters pursuant to ARS 33-1804(A)(3) Planned Communities
  - b. Discussion of legal matters pursuant to ARS 33-1804(A)(1) Planned Communities
10. **Adjourn. Meeting adjourned at 6:59 PM by Jenny Scrivner via motion.**  
Seconded; approved, six yes, zero no, zero abstain, one absent.  
Respectfully submitted, Debbie Dillon, Secretary

**Treasurer's Cash Summary Report a/o 9/30/2023**

**Submitted to Board of Directors**

**9/01/2023 - 5/01/2023 -  
9/30/2023 4/30/2024**

**CASH ASSETS**

Checking	\$ 73,948.46		
Savings	\$ 8,511.80	\$	(12,534.79)
Vanguard	\$ 230,552.84	\$	13,777.06
Vanguard - Money Market Fund		\$ 1,552.84	\$ 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	\$ 230,552.84
Uneposited Funds	\$ 4.20		
<b>Total Cash Assets</b>	<b>\$ 313,017.30</b>	\$	230,552.84

**INCOME & EXPENSE**

**2023-24  
Budget**

**INCOME**

H/O Assessments	\$ -	\$ 116,724.00	\$ 138,000.00	
Late Fees	\$ -	\$ 150.00	\$ -	
Interest-Savings Acct	\$ 0.07	\$ 0.36	\$ 4.50	
Vanguard -CD Interest	\$ 48.16	\$ 1,465.42	\$ 7,579.50	
Vanguard Dividend Income	\$ 6.56	\$ 126.82	\$ -	
Disclosure Fee - purchasing home	\$ -	\$ -	\$ 2,000.00	
Returned Check Charges	\$ -	\$ 10.00	\$ -	
Uncategorized Income <sup>1</sup>	\$ -	\$ 25.05	\$ -	
<b>Total Income</b>	<b>\$ 54.79</b>	<b>\$ 118,501.65</b>	<b>\$ 147,584.00</b>	\$ 0.00
				\$ 116,909.05

**OPERATING EXPENSES**

ADMINISTRATIVE---Expenses	\$ -	\$ 7,397.29	\$ 19,976.00	\$ 7,397.29
CLUBHOUSE---Expenses	\$ 1,062.30	\$ 4,078.57	\$ 7,952.80	5140.87
LANDSCAPING---Expenses	\$ -	\$ 26,595.95	\$ 49,408.00	26595.95
POOL UPKEEP---Expenses <sup>2</sup>	\$ 880.34	\$ 9,685.71	\$ 23,460.00	10566.05
REAL ESTATE---Expenses	\$ -	\$ -	\$ -	0
UTILITIES---common areas	\$ 2,662.39	\$ 12,233.54	\$ 25,299.20	14895.93
<b>Total Operating Expenses</b>	<b>\$4,605.03</b>	<b>\$ 59,991.06</b>	<b>\$ 126,096.00</b>	64596.09
		\$ -		
<b>NET FY 2022-2023 OPERATING BALANCE</b>	<b>\$ (4,605.03)</b>	<b>\$ 59,991.06</b>	<b>\$ 21,488.00</b>	
		\$ -		
<b>TOTAL RESERVE EXPENDITURES</b>	\$ -	\$ -	<b>\$ -</b>	
	\$ 4,605.03	\$ 59,991.06		

**Footnotes:**

<sup>1</sup>Fees for member copies.

**Treasurer's Cash Summary Report a/o 10/31/2023**

**Submitted to Board of Directors**

**10/01/2023 - 5/01/2023 -  
10/3/2023 4/30/2024**

**CASH ASSETS**

Checking	\$ 61,914.64		
Savings	\$ 8,511.07	\$	(12,534.79)
Vanguard	\$ 232,345.14	\$	13,777.06
Vanguard - Money Market Fund	\$ 1,645.95	\$	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	\$	230,645.95
Uneposited Funds	\$ 4.20		
<b>Total Cash Assets</b>	<b>\$ 302,775.05</b>	\$	230,645.95

**INCOME & EXPENSE**

**2023-24  
Budget**

**INCOME**

H/O Assessments	\$ -	\$ 116,724.00	\$ 138,000.00	
Late Fees	\$ -	\$ 150.00	\$ -	
Interest-Savings Acct	\$ 0.07	\$ 0.43	\$ 4.50	
Vanguard -CD Interest	\$ 1,634.18	\$ 3,099.60	\$ 7,579.50	
Vanguard Dividend Income	\$ 11.77	\$ 138.59	\$ -	
Disclosure Fee - purchasing home	\$ -	\$ -	\$ 2,000.00	\$ -
Returned Check Charges	\$ -	\$ 10.00	\$ -	
Uncategorized Income <sup>1</sup>	\$ -	\$ 25.05	\$ -	
<b>Total Income</b>	<b>\$ 1,646.02</b>	<b>\$ 120,147.67</b>	<b>\$ 147,584.00</b>	<b>\$ (0.00)</b>
				<b>\$ 116,909.05</b>

**OPERATING EXPENSES**

ADMINISTRATIVE---Expenses	\$ 488.22	\$ 7,885.51	\$ 19,976.00	\$ 7,397.29
CLUBHOUSE---Expenses	\$ 769.05	\$ 4,847.62	\$ 7,952.80	\$ 4,078.57
LANDSCAPING---Expenses	\$ 7,388.60	\$ 33,984.55	\$ 49,408.00	\$ 26,595.95
POOL UPKEEP---Expenses <sup>2</sup>	\$ 919.83	\$ 10,605.54	\$ 23,460.00	\$ 9,685.71
REAL ESTATE---Expenses	\$ -	\$ -	\$ -	\$ -
UTILITIES---common areas	\$ 2,468.12	\$ 17,169.78	\$ 25,299.20	\$ 12,233.54
<b>Total Operating Expenses</b>	<b>\$12,033.82</b>	<b>\$ 74,493.00</b>	<b>\$ 126,096.00</b>	<b>\$ 59,991.06</b>

**NET FY 2022-2023 OPERATING BALANCE**

	\$ -	\$ -	\$ -
	<b>\$ (10,387.80)</b>	<b>\$ 45,654.67</b>	<b>\$ 21,488.00</b>

**TOTAL RESERVE EXPENDITURES**

	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

\$ 12,033.82 \$ 74,493.00

**Footnotes:**



**GOLDEN KEYS HOMEOWNERS' ASSOCIATION**

**Treasurer's Cash Summary Report a/o 11/30/2023**

Submitted to Board of Directors

11/01/2023 - 5/01/2023 -  
11/30/2023 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
Unposited Funds	\$	4.20		
<b>Total Cash Assets</b>	<b>\$</b>	<b>312,968.81</b>		

**INCOME & EXPENSE**

2023-24  
Budget

**INCOME**

H/O Assessments	\$	375.00	\$	117,099.00	\$	138,000.00
Late Fees	\$	-	\$	150.00	\$	-
Interest-Savings Acct	\$	0.07	\$	0.43	\$	4.50
Vanguard -CD Interest	\$	474.64	\$	3,574.24	\$	7,579.50
Vanguard Dividend Income	\$	16.64	\$	155.23	\$	-
Disclosure Fee - purchasing home	\$	-	\$	-	\$	2,000.00
Returned Check Charges	\$	-	\$	10.00	\$	-
Uncategorized Income	\$	-	\$	25.05	\$	-
<b>Total Income</b>	<b>\$</b>	<b>866.35</b>	<b>\$</b>	<b>121,013.95</b>	<b>\$</b>	<b>147,584.00</b>

**OPERATING EXPENSES**

ADMINISTRATIVE---Expenses	\$	689.77	\$	8,575.28	\$	19,976.00
CLUBHOUSE---Expenses	\$	1,178.18	\$	6,025.80	\$	7,952.80
LANDSCAPING---Expenses	\$	6,140.50	\$	40,125.05	\$	49,408.00
POOL UPKEEP---Expenses	\$	1,578.64	\$	12,184.18	\$	23,460.00
REAL ESTATE---Expenses	\$	-	\$	-	\$	-
UTILITIES---common areas	\$	2,423.02	\$	19,592.80	\$	25,299.20
<b>Total Operating Expenses</b>		<b>\$12,010.11</b>		<b>\$ 86,503.11</b>		<b>\$ 126,096.00</b>

<b>NET FY 2022-2023 OPERATING BALANCE</b>	<b>\$</b>	<b>(11,143.76)</b>	<b>\$</b>	<b>34,510.84</b>	<b>\$</b>	<b>21,488.00</b>
			\$	-		
<b>TOTAL RESERVE EXPENDITURES</b>	\$	-	\$	-	\$	-

Foot note - uncatagorized income = copying

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

**November 2023**

- 1) Bank accounts were balanced for November 2023.
  - a. Monthly reports for November were distributed to Directors for review.
- 2) There is currently no finance committee action to report.
- 3) Attached is the Year to date Budget report.
  - a. The Vanguard information may not be up to date. The M&T CD account renewed on 12/1/2023 and the Discover Bank renewed on 10/14/2023. The sweep went into the Vanguard Federal Money account and that account on 11/30 was \$21,263.
  - b. Will meet with the former treasurer to help me verify that the Vanguard account is correctly documented.

**Golden Keys Homeowner's Association**  
**3016 N. 62<sup>nd</sup> Place, Scottsdale AZ 85251**  
**ASC Board Report – December 2023**  
**Golden Keys Architectural Standards Committee (ASC)**

**No applications were received prior to the December 2, 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
    - A 5-question survey being distributed prior to 12/22/23 – responses due mid-January
  - 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 **December 30, 2023**, for the agenda of the **January 9, 2024**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

Subject: December clubhouse report  
From: Christine Schroeder <[cks0@cox.net](mailto:cks0@cox.net)>

Thank you to Sue Kernen, Betsy Spiegel and James Hood for decorating the clubhouse!

There was one reservation.

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

**Communications Committee Report – December 19, 2023**

1. The *December Key Lines* will be published and posted to the website by Mary Howland.
2. The "*Key Information Document*" did not get published as expected. Final formatting to facilitate handling future modifications efficiently are what has held up the publication. Publication is now expected to happen in January. (This document includes resource information and forms that were previously included in the members directory.)
3. We were informed that mail sent to our corporate address was returned as 'invalid address' so we are getting that mail forwarded to our Real Estate chairperson along with the envelop with the PO rejection message. We talked with the Postmaster who agreed to communicate to all staff who might be assigned our route to ensure they know this is a valid address.

Jenny Scrivner and Mary Howland, Communications Committee

## December 2023 Landscape Report

AZMetro continues to trim and clean up as needed. Pre-emergent was applied to the rocks in the common area and I put up signage to warn the dog walkers. Additionally, AZMetro continues to monitor the health of the landscape. Trees and bushes are on a drip system and are watered. I also hand watered the oak trees to the north of the clubhouse.

No winter grass seeding was done this year. None was done last year. We receive a 10% discount on our base fee from AZMetro because there is no mowing and there were no charges for seeding materials. The water to the grass was turned off on November 1 ( island 3 had some watering after a battery clock short - this was reset by AZMetro). The grass is dormant and will remain so until the water is turned back on around March 1. I am told by AZMetro that turning the water on would be a waste of water. Additionally, at this time the pool may be drained and that water will be drained into the common area north of the clubhouse towards the Oak Trees. As with the last time the pool was drained, this will have no detrimental effect on the trees.

The decision to not oversee has vehement disagreement from some members. As a result I have come to the following conclusions.

1. Because AzMetro is on a month-to-month contract, and because we have been relying on their recommendations and expertise for handling the turf (along with all the other landscape maintenance issues), I will not seek any landscape bids and will leave the decision to the new board.
2. I will concentrate on landscape work which hopefully will cause less controversy (such as painting - see below).
3. I will also not pursue any irrigation options for the Oak trees, but will continue to hand water. This is partially due to the controversy over the reseeding, the impending pool drainage and the potential for painting the walls and the many available options some of which impact future handling of the turf.
4. No gate work will be done until after painting.

The wrought iron on the common walls is showing signs of rust and the walls themselves need to be painted. Painting within the next two months or so would coincide with the dormant grass and foliage. Painting would also include all border walls to the community. If anyone has a painting contractor to recommend please let me know. We have used Metzger in the past. Any vendor would have to meet our insurance and licensing requirements.

Based on feedback received from Board members and residents the signage project continues to be on hold. Feedback includes: no signage at all, less information and location change. The current "no soliciting" sign at the west entrance is crooked and completely embedded in the ground. I will look into getting approval with the City for a sign with the maximum amount of information which may be edited.

Chris Anderson

## Golden Keys HOA Pool Report for Dec. 2023

The cooler temperatures are upon us and as the thermometer has dropped so has activity at the pool for the month of November. Reported community member visits were 131.

On behalf of the Golden Keys community and the Pool Committee I want to thank our neighbor Ted Ardans for volunteering his time to remove old signs, move some of the other signage, repair the holes from the old signs and then repaint worn areas that were under them. This was one of the improvements that had been discussed in previous pool committee meetings. You may have also noticed that the top portion of the flue pipe on the mechanical equipment house has also been straightened. Many thanks to Ted for correcting this 'small annoyance' and also for bringing part of the vision that the pool committee has on into reality!

And finally a special thank you to the all of the members of the pool committee who voluntarily spend their time maintaining and cleaning the area around the pool, the tables, watering the live plants, replacing and delivering the pool log sheets and even scrubbing the tiles around the perimeter of the pool along any number of other duties that keep the pool enjoyable. Each of you have contributed greatly in this capacity and also through your involvement as the Pool Committee.

Pool Theory has done a great job of keeping our pool within a safe balance of chemicals since being hired. The pool alkalinity and cyanuric acid levels were very out of balance prior to that time. While trying to determine the best way to deal with that problem last summer, we were advised by another pool company to close and drain the pool to correct it. Pool Theory advised against it because draining it during the heat of summer would damage the pool and the board decided to go with their recommendation.

Pool Theory has tested our water often since then and it has been considered okay only because it was too hot outside to drain the pool. We also didn't want to impact opening the pool on time in the Fall and opted not to drain during high season. The pool testing continues to show less than ideal levels of cyanuric acid. This causes the chlorine to 'lock' up and not be active. Pool Theory recently advised draining the pool before the temperatures start to rise to correct this issue for the long term.

I will be making a motion for board approval to move forward with draining the pool to correct the cyanuric acid and to also perform maintenance as required.

Re: Drain Cover question. Maricopa County approves the types of drain covers we are allowed to install. The chemicals in pools cause metal to rust and corrode, the heavy plastic used on current drain covers provide greater longevity in this regard.

The pool heaters were turned off Dec.1, 2023.

The pool committee will not be meeting in December.

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF DECEMBER 19, 2023**

November 22 -December 19 - closings:

There were no closings

There are no homes currently for sale.

There are no homes in escrow.

**Leased Properties:**

There are currently seven leased properties.

There is no wait list at this time.

Respectfully Submitted By:

Pam Heckaman