



Campus Walk HOA

VOLUME 6, ISSUE 1

MARCH 2016

PROPERTY ENHANCEMENT

NEXT BOARD MEETING IS SCHEDULED April 14, 2016

6:00 P.M. in Study Lounge

NOTE: Board meetings are held on the 2nd Thursday of every month.

EXTEND LIFE OF A/C UNITS
Filters should be cleaned/replaced at least once a month during the year;

IMPORTANT REMINDER—

Don't forget to have your HVAC tech to check the condensation line—make sure not clogged which can cause leaking in your unit.

We are in the process of scheduling the resurfacing of the parking lot—

Arrangements have been made to park our vehicles in the parking lot of the Church (across the street) AFTER 3pm on **Sunday, APRIL 10TH.** Make sure your vehicle dis-

plays your parking permit and you use



spaces furthest from their building. Resurfacing will begin

Monday, April 11th by 8am. You can **bring your car back after the striping dries on Tuesday,**

April 12th.

Questions—please call 297-0797—Ask for Debbie.

PETS

Residents — please be responsible and clean up after your pet. Doggie bags are available in the main courtyard. There have been droppings found on walkways and stair ways which is not acceptable.

Listing Unit on the Website?

The community website campuswalkhoa.com is a great place to list your unit. Once rented, make sure to advise office when your unit will be next available. If you have not used this site, there is an initial cost of \$25.00 to be made payable to “**Campus Walk HOA**” and mailed to *1870 W. Prince Rd., Suite 47,*

Tucson, AZ 85705. Make sure to note “**Website listing**” in memo section of check to ensure proper posting. Please email the following information when listing: a) Unit #; b) Descriptive text (is parking space available, length of lease, what is included in rent, furnished / unfurnished, etc); c) Photo; d)

contact information (phone # and email address). Once payment is received, your listing will be created and posted on the website.

It is very important to keep the listings as current as possible.

CHECK FOR WATER LEAKS



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MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY. As Homeowners you are responsible for maintaining these items in your unit -- Ask your tenants—do any faucets

drip? Is the toilet continually running? Well, maybe it's just a small drip -- you ask "how much water can a little drip waste?" But think about each faucet in your unit dripping a little bit all day long. What if every faucet at Campus Walk also dripped? These drips add up to GALLONS of water be-

ing wasted. Homeowners— please help cut wasteful spending which affects the budget; which affects the monthly Assessments; which affects everyone.

Plumbing repairs must be made by licensed plumbers.

Maintenance CHECKLIST

TIME TO THINK MAINTENANCE!

✓ **PAINT FRONT DOOR TO UNIT .**

It is that time that front doors need to be painted due to fading or chips. COLOR: Rough Hewn #514—Product # 2416 semi gloss from Glidden Professional Paint formerly ICI Paints— They deliver—(520) 326-2481 located at 5420 E. Speedway ***

✓ **CHECK WATER VALVES under sinks.**

Routinely check under sinks for leaks and replace if needed..

✓ **CHECK FAUCET HOSE IN KITCHEN.**

Reports have come in that the hoses are failing (leaking) and need to be replaced before water damage occurs.

✓ Learn in advance if there is a shut-off valve in your

unit (most units do not have one).

✓ Contact HOA office at least 24 hours in advance of ANY plumbing work to be done in your unit—(no matter how minor). As a precaution—water to building should be turned off.

✓ Inspect windows and sliding doors for cracks/leaks. Replace weather stripping and caulk as needed.

✓ Caulk outside sliding glass door where balcony meets—water has been known to leak thru.

✓ Inspect water supply lines to ice makers, washers, dishwashers (#1 cause for claims)

✓ Don't use the toilet as a wastebasket . Important to advise tenants NOT to put anything but toilet paper in the toilet—

especially wipes. With old, galvanized pipes—wipes tend to collect and gather, causing blockage. (#2 cause for claims)

✓ Test your smoke detectors, change 9V batteries frequently. Maintain at least one fire extinguisher

✓ Test GFI receptacles periodically

✓ Clean and service your appliances as recommended by the manufacturer.

✓ DRYERS *** VERY IMPORTANT—inspect and clean your dryer vent flex hose and hire professional to clean dryer ducts to remove lint and blockage at least annually.

** DID YOU KNOW EXPANDED BASIC CABLE IS PROVIDED BY THE ASSOCIATION? **

For convenience, Debit and credit cards are now accepted in the Laundry Room!



RESIDENTS Corner—Reminders from the HOA -

Rules? What Rules?

As a resident living in Campus Walk, you are subject to certain rules and restrictions. We will be sharing with you some of these rules in this section of the newsletter. If you have any questions regarding these rules or restrictions, please stop by the HOA office Mon-Thu 11AM-3PM.

- **Noise complaints**— are on the increase. Please be considerate of your neighbors. Keep music down—fines will be issuedranging from \$100 to \$1000 per offense.
- **Trash**— Trash bags are NOT to be placed outside the units on the walkways. Trash is to be immediately disposed in community receptacles located on ei-

ther end of the parking lot.

Trash left on walkways will be subject to fines (min. \$50/day). The trash cans around the complex in the common areas are for small items and miscellaneous trash only, NOT household trash, pizza boxes, etc. Please take your household garbage to the dumpsters.

- **Doggie Station**—Doggie station available for everyone to clean up after their pet. Please be courteous and use the bags.
- The **GATES** are not to be propped open. Residents are encouraged to close any gates

that have been left open. Gate keys are available in the office. Stop by the office to register to have your name accessible in the Directory.

- **Balconies**— Do not hang towels, rugs, etc on balcony railing. BBQ's which are not gas operated are not allowed on the balconies. Any furniture placed on the balconies must first be approved. *Please get in touch with your landlord to obtain the proper procedures.* Forms are available in the HOA office.
- Enjoy the POOL—Make sure to put the umbrellas down once you leave. *Glass of any kind is NOT ALLOWED In the pool area.* **PETS ARE NOT ALLOWED IN THE POOL AREA.**
- **BIKES** — to be parked in bike racks ONLY. Not to be stored on balconies or walkways.

Drain Maintenance REMINDER

The Association has experienced an increase of drain issues this past year. Much of this could have been prevented if the following items are not put into our drains. Please share with your tenants:

#1 Never scrape GREASE from meat fats (bacon) into the drain- Grease / oils should be put directly into the garbage. Over time this grease builds up and blocks the entire pipe. Note that garbage disposals do not keep grease out of the plumbing system. Be aware that commercial additives, including detergents that claim to dissolve grease may pass grease down the line and cause problems in other areas.

#2 Wipes. Even flushable wipes are NOT flushable. They catch in our drains, and start collecting blocking the drain. This also includes: paper towels, feminine hygiene products, condoms.

Thank you for your assistance in this matter!!! If you have any questions—just ask.



Protect your Bicycle—proper way to lock

Keep your bicycle safe. Make sure to properly lock your bike (there are several informative videos on U-Tube on the do's and don'ts). It is important to use good locks—U locks have been proven to protect bicycles more effectively than cables, as they can easily be cut.

Please note: In order to determine which bikes are being used and which have been abandoned, all bikes have been tagged. Please remove the tag if the bicycle is yours. Bicycles with tags will be removed at the end of May and donated to BICAS.





2016 Board Members

President:	Mike Cannon
Vice-President	Cynthia Haines
Treasurer	Carol Cheng
Secretary	Suzette Avetian
Director	Christopher Knowles

Campus Walk HOA

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