



# Campus Walk HOA

VOLUME 7, ISSUE 1

FEBRUARY 2017

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## IMPORTANT UPDATES

**NEXT BOARD MEETING IS SCHEDULED FOR March 9, 2017**

**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—**

If you have a dryer installed in your unit—it is time for you to schedule a cleanout of the air vent — this **MUST** be done on an annual basis. Lint build-up is leading cause of fire.....

**FRONT DOORS:** Final notices to be mailed out week of February 13th. If your door is not painted by the **DEADLINE:** March 15, 2017, the association will move forward and arrange for your door to be painted and charged to your HOA account.

Paint is available in the HOA office to paint your door.

**LANDSCAPING:** The landscaping in the community is scheduled to be updated this year (Reserve expense). This will be a much needed improvement.



**PARKING:** Make sure to advise your tenants that a valid parking permit is

required on ANY VEHICLE parked in the parking lot. Permits are available in the office.

**PETS:** There has been an increase in pets within the community. Remind your tenants they need to pick up after their dog (doggie bag station is in courtyard) and make sure when walking pets are on leash.



## DEMAND FOR PARKING SPOTS—RENT

**There are a couple of residents who are looking to rent a parking spot. Please notify me via email if your parking spot is available..... ([dolton@cadden.com](mailto:dolton@cadden.com))**

## Unit available for rent?



Students have started looking for housing for Fall Semester. Make sure that your contact information is current on the website. Make sure unit information is accurate. **It is important to keep this information up to date.** The website is a valuable tool for homeowners to rent their unit but it does need to be current.

The Annual \$25.00 website maintenance fee has been charged to your HOA account. Invoices have been mailed. If you are interested in listing your unit contact (520) 490-3364 and email your unit information and one (1) photo in JPG format .

**OWNERS: MAKE SURE TO UPDATE YOUR RESIDENT CONTACT INFORMATION—phone & email addresses. THIS IS VERY IMPORTANT!**

“For Rent” signs are available in the office. Cost is \$25.00 which includes the plastic holder to be placed next to front door and installation.

**There are limited windows of opportunity to rent your unit — make sure you don’t wait too long and find you are unable to rent your unit.**

# CHECK FOR WATER LEAKS



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**MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.** Once classes commence, the On-Site Manager will be checking toilets and faucets in all units. 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 being wasted. Homeowners— please help cut wasteful spending which affects the budget; which affects the monthly Assessments; which affects everyone.

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

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



CAMPUS

# COX CABLE—DIGITAL

By now you should know that residents receive 1 digital box at NO CHARGE. In addition, Cox is offering a promotion of 1 free box for 12 months so that means that for 12 months your resident can have 2 FREE boxes. On the 13th month, additional

boxes will cost \$1.99 / month.

ALL CHANNELS are now digital so that means when your family or tenant are moving into the unit — they will not be able to watch television without a box.

Cox Cable is Manuel Aguilar. Manuel will be able to assist in scheduling delivery of box and WIFI.

Our contact at

# MAINTENANCE CHECKLIST

- ✓ 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.
- ✓ Caulk outside sliding glass door where balcony meets—water has been know to leak thru.
- ✓ Inspect water supply lines to ice makers, washers, dishwashers
- ✓ Check toilet for leaking—make sure shut-off to water supply is working properly and not leaking.

# RESIDENTS Corner—Reminders from the HOA -

## Rules? What Rules?

As a resident living in Campus Walk, you are subject to certain rules and restrictions. Make sure you receive a copy of the Rules and Regulations from your landlord or stop by the office. Here are some reminders.....

- **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 either 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 tow-

els, 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.**
- **Noise**— be courteous to your neighbors.....fines will be issued .....ranging from \$100 to \$1000 per offense.
- **BIKES**— to be parked in bike racks ONLY. Not to be stored on balconies or walkways.

**MAKE SURE TO COMPLETE THE ATTACHED FORM REQUESTING TENANT / RESIDENT CONTACT INFORMATION.**

## **VERY IMPORTANT**—

**PLEASE NOTE ON THE FORM IF THERE IS A FAMILY MEMBER RESIDING IN YOUR UNIT. THIS AFFECTS THE FINANCING OF UNITS.**

**Make sure to advise your tenant to stop by the office for welcome packets.**

# Got keys? Got Parking permits?

**GATE KEYS**—\$10.00 each. Available in the office. Cash or check only

**2016-17 PARKING PERMITS**— are available in the office. Additional parking permits are available in the HOA office for a charge of \$25.00. This comes in handy if your roommates leaves town and forgets to leave the permit!

**REMEMBER** -If you park in the parking lot your vehicle **MUST** have a valid



parking permit easily visible (hung on your rearview mirror)—

*Vehicles will be towed if permit is not displayed in front window.*

*Contact office if you have any questions or concerns.*

**New 2017-18 parking permits available August 2018**



## 2017 Board Members

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

### **Campus Walk HOA**

1870 W. Prince Road, Suite 47  
Tucson, AZ 85705

Phone: (520) 297-0797

On-Site office (520) 882-0228

Fax: (520) 742-2618

E-mail: [dtolton@cadden.com](mailto:dtolton@cadden.com)

On-site Manager: Debbie Tolton