

Campus Walk HOA

VOLUME 7, ISSUE 2

MAY 2017

IMPORTANT UPDATES

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NEXT BOARD MEETING IS SCHEDULED FOR May 11, 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—

CLEAN OUT DRYER VENTS - Must be done 1x/year if you have a dryer in your unit. Lint build-up is leading cause of fire.....



PETS: Dog feces continues to be a problem in the community. Please remind your residents to pick up after pets. Doggie bags are available in the courtyard—north of the laundry room. Your assistance in this matter is appreciated.

POOL: Now that the

weather is warming up—pool use has increased.



PLEASE NO GLASS IN THE POOL AREA. Only plastic. Cleaning glass from the pool is a very costly.

VEHICLES: Reminder that parking permits are to be displayed AT ALL TIMES. Now that the

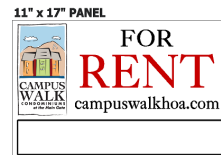
school year is winding down—if you have contractors working in your unit—have them leave a note in their windshield with unit # and phone # should they need to move from someone's parking space.

REMINDER TO FILL OUT REMODEL FORM for all projects—available on the website

DEMAND FOR PARKING SPOTS—RENT YOUR SPOT

There are residents who are looking to rent a parking spot. Please notify me via email if your parking spot is available..... (ditoifon@cadden.com)

Unit available for rent?



Students are still looking for housing for Fall Semester. **IMPORTANT:** Make sure that your contact information is current on the website and 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. **IF YOUR UNIT HAS RENTED—PLEASE LET THE OFFICE KNOW SO WE CAN UPDATE THE INFORMATION.**

The Annual \$25.00 website maintenance fee has been charged to your HOA account. 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? ****

Debit and credit cards are accepted in the Laundry Room!



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

- ✓ PAINT FRONT DOOR TO UNIT—paint is available in the HOA office to use.
- ✓ 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.
- ✓ 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).

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 (north & south) 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.
- **BIKES**—have been tagged. REMOVE TAG IF BIKE IS YOURS. All bikes which have tag remaining will be removed and donated to BICAS—after May 20, 2017.
- 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**
- **Noise**— be courteous to your neighbors.....fines will be issuedranging from \$100 to \$1000 per offense.

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.

COMMUNITY CORNER.....

In the NEXT issue of the Campus Walk newsletter—we would like to ADD a “COMMUNITY CORNER” where YOU, the homeowner, can share your recommendations / comments on handymen, window company, property manager, etc.) As many of you reside outside Tucson, we felt this may be helpful. Again, this comes from homeowners, not recommendations from the Association. Forward your comments to dtolton@cadden.com.



DO YOU NEED KEYS? GATE KEYS— \$10.00 each. Available in the office. Cash or check only

2016-17 PARKING PERMITS— are available in the office. Replacement parking permits are available for \$25.00

REMEMBER –If you park in the parking lot your vehicle MUST have a valid parking permit easily visible (hung on your

New 2017-18 parking permits available August 2017



2017 Board Members

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

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