

CAMPUS WALK HOMEOWNERS ASSOCIATION



Newsletter Date SEPT2012

www.campuswalkhoa.com

CURRENT PARKING PERMITS...

2012-13 PARKING PERMITS MUST BE DISPLAYED! — PERMITS ARE AVAILABLE FOR PICK UP IN THE HOA OFFICE (11:30AM-3:00PM). **BLUE PERMITS ARE NO LONGER VALID.** REGISTER VEHICLES THAT WILL BE PARKING IN YOUR UNIT'S PARKING SPOT. Courtesy Patrol and Management will double check if vehicle has been registered should a permit not be visible PRIOR to towing. Just send an email or stop by the office with the vehicle's license plate number. **Vehicles not displaying current permit or not registered will be towed at owner's expense effective 9.17.12.**



IS YOUR PARKING SPOT BEING USED? RENT IT! Students are beginning to move in and are looking to rent parking spots. If you have one available please contact the HOA office for names of individuals looking to rent a parking spot.

ELECTRONIC GATE : Have recently learned of features your tenants can take advantage of. Tenants can register and be listed in the directory at no additional cost. Guests can call them by selecting their name in the directory and pushing the "call" button (phone #'s are not displayed). Residents answer the call and push "9" to open the gate. What a convenience! Residents provide a 4-digit code which allows them to open either electronic gate by pushing #-code.

Campus Walk HOA

Call Debbie on-site manager
(520) 882-0228 or email:
dtolton@cadden.com

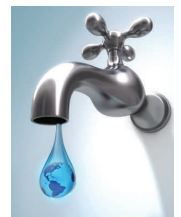
GATE KEYS —available for \$10.00 each. Please make sure your residents have a gate key. There have been a few sightings of kids jumping over the fence which is not only a safety issue to the individuals but also is hard on the gates (repair). Gate keys open all gates including door to Study Lounge.

INCREASED WATER USAGE at Campus Walk

MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.

Please advise your tenants that a Homeowner Association representative will be stopping by the unit to check all faucets and toilets to make sure there are no leaks / drips, etc. As a homeowner you will be responsible for making any necessary repairs in a timely manner.

Water leaks affect the BOTTOM LINE— WHICH AFFECT THE MONTHLY ASSESSMENTS.



CAMPUS WALK CONDOMINIUMS POLICY ON BICYCLE STORAGE AND REMOVAL

WHEREAS, section 3.1 of the Association's Bylaws stipulates that the affairs of the Association shall be managed by the Board of Directors; and,

WHEREAS, Article 3, Section 3.3 of the Covenants, Conditions & Restrictions (CC&Rs) of the Condominium provides that "every Owner, Lessee and Occupant shall have the right and easement of enjoyment in and to the Common Elements.....subject to.....the right of the Association to adopt reasonable rules governing the use of the Common Elements"; and

WHEREAS, a large percentage of the occupants are students who utilize bicycles as a means of transportation for which bicycle rack areas for bicycle storage are reasonably provided on the Common Elements; and,

WHEREAS, each year bicycles are left abandoned or unclaimed on the Common Area, thereby denying useable space for active bicycle owners;

NOW THEREFORE, the Board of Directors adopts a Policy for the storage and removal of bicycles on condominium property, subject to the following guidelines:

- 1)** The Condominium will not be responsible for the theft of, or damage to any bicycles stored on common area.
- 2)** No bicycle registration system is in force; therefore bicycles are stored at the sole risk of the bicycle owner.
- 3)** Bicycles shall be stored only in the designated bike rack areas within the courtyard.
- 4)** Bicycles shall not be stored on balconies or walkways. Storing bicycles in these locations shall be deemed a violation of the condominium rules, and are subject to removal without notice.
- 5)** The Condominium reserves the right to temporarily remove a bicycle (locked or unlocked) from the designated bicycle rack area for purposes of performing maintenance or repairs to the Common Elements.
- 6)** The storage of bicycles in the designated bike rack area is on a first-come first-available basis, as space permits.
- 7)** On an annual basis, unclaimed bicycles will be removed and donated to a charitable bicycle organization. The following procedure will apply to the removal of unclaimed bicycles:
 - a) Beginning in April of each year a sixty (60) day notice shall be distributed to all units that tags will be placed on all bicycles. This notice will be distributed again in May.
 - b) Owners will be requested to remove the tag before May 30, signifying to the Association that the bicycle is not abandoned and thereby not subject to removal.
 - c) In the event a bicycle remains with a tag as of May 30, it will be deemed unclaimed or abandoned and will be donated to the charitable organization.
 - d) Bicycle owners will be responsible for verifying and removing the tag in the notified time-frame regardless of the status of the bicycle owner's current lease agreement period or occupancy status.
- 8)** In the event a bicycle is removed in accordance with the above procedure the Association will not be held responsible for requests or claims for replacement or reimbursement from prior or current bicycle owners.

Adopted by the Board of Directors on September 12, 2012

Residents Corner—Reminders from the HOA -

Rules? What Rules?

As a resident living in Campus Walk, you are subject to certain rules and restrictions. These are not meant to invade your privacy but to assist in maintaining the amenities in the community. 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 weekdays 11AM-3PM.

- **Trash** piled outside your doors on the walkway are a violation of the CC&Rs of the community and **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, beer cases, etc. Please take your household garbage to the dumpsters.
- **Doggie Station**—the HOA has provided a doggie station for everyone to clean up after their dog. Please be courteous and use the bags. Station is located near the East Euclid electronic gate.
- The **GATES** have recently been repaired—if you need a key, please stop by the office where keys are available for purchase (please make sure you bring written approval from your landlord). We ask that you use the keys to enter the complex— **DO NOT CLIMB OVER THE FENCE!**
- **Balconies**— 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**— *Glass of any kind is **NOT ALLOWED** in the pool area. **PETS ARE NOT ALLOWED IN THE POOL AREA.** No fire pits.*
- **Noise**— be courteous to your neighbors.....**THERE HAS BEEN AN INCREASE OF COMPLAINTS** Fines will be issuedranging from \$100 to \$1000 per offense.

ANNUAL MEETING

The Annual Meeting of the Membership of Campus Walk Condominiums is scheduled for **Saturday, October 20, 2012 at 12:00 noon in the Study Lounge.**

Please look for the Annual Meeting packets which will be mailed September 24, 2012 and take the time to fill out your ballot and return it before the deadline. There is a self-addressed stamped envelope included for your convenience.

Board will report on projects completed this past year. Another topic of discussion is whether to leave the electronic gates open during the day or to keep them secured. Homeowners would need to make sure any hired technicians, contractors, etc have their code for access.

Look forward to seeing you at the meeting!



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Campuswalkhoa.com

Receive updates /general information

BIKES—

Bike racks are conveniently located around the complex. **DO NOT** park your bikes along the walkways or on Balconies.

See bike policy on pg 2



Board Members

President, Donna Catalano
Vice-President, Larry Grove
Treasurer, Daniel Bloss
Director, Dick Carter

On-site Manager:

Debbie Tolton
Cadden Community Management
Telephone: 882-0288 Fax: 742-2618
E-Mail: dtolton@cadden.com

**EMERGENCY
NUMBERS**

Police / fire: Call 9-1-1

Security (520)722-0220

Cadden Management—After Hours

(520) 408-4561

Cadden Management—On-site office

(520) 882-0228

Campus Walk HOA

C/O Cadden Management

1870 W. Prince Road #47

Tucson, AZ 85705