

**NEXT BOARD
MEETING IS
SCHEDULED
FOR AUGUST 27
AT 6:00 P.M. (new
time) in Study
Lounge**

**EXTEND LIFE
OF A/C UNITS**
TIME TO CHANGE
your A/C filter!
Filters should be
cleaned/replaced at
least once a month
during the year;
especially during
the hot months.
**IMPORTANT RE-
MINDER—**
When having your
unit checked and
primed have the
tech check your
ducts and, in par-
ticular, the conden-
sation line is not
clogged. Make
sure this is done on
a regular basis.
Most common
source of leaking.

Campus Walk HOA

VOLUME 2, ISSUE 1

AUGUST 2013

LAUNDRY ROOM REMODEL

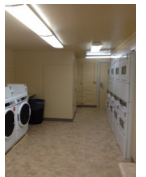
GREAT NEWS! The laundry room has been remodeled, featuring new front loaders and dryers. For added convenience, a Changepoint system has been installed to accept debit and credit cards. Quarters can still be used and are available in the HOA office. Cost per load is \$1.50 /\$1.75 washer and \$1.00 dryer.



New front loaders

In addition, residents can get on line to check the status of their

laundry—for ex. How many minutes remaining for their load to be finished, what machines are available, etc. All this from the convenience of their unit! Wi-Fi is available in the laundry room along with a workstation for their laptop.



LOOKING FOR PARKING SPACES TO RENT

For this coming school year—there are several residents looking for parking spaces to rent. If your spot is available—please email for contact information. (dtolton@cadden.com).

Unit available for rent?

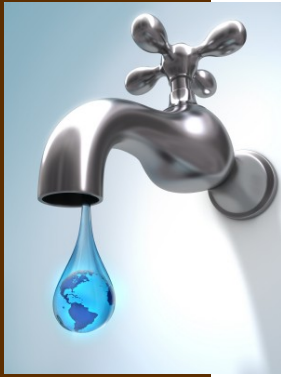


Contact the HOA office to request your unit be placed on the flyer which is distributed to prospective tenants. **THERE IS NO CHARGE** for this service. PROVIDE: Unit #, Contact Name, Contact Phone #, Contact e-mail address, if unit is furnished or unfurnished, # of bathrooms, when the unit is available, and other pertinent information.

A **SECOND OPTION** is listing your unit on the Association website (www.campuswalkhoa.com) for \$25.00 made payable to Jeanne Schreiber, with Sky View Creative, mailed to: Jeanne Schreiber, 4032 Farm Hill Blvd., #7, Redwood City, CA 94061 Provide unit information and one (1) photo in JPG format PLUS you can link your listing to a website or PDF file. If you want to update your listing, charge is \$15.00.

OWNERS: MAKE SURE TO UPDATE YOUR RESIDENT CONTACT INFORMATION. THIS IS VERY IMPORTANT! FOR YOUR CONVENIENCE, FORM IS ATTACHED TO THE EMAIL. PLEASE RETURN NO LATER THAN AUGUST 30, 2013. ANOTHER IMPORTANT ITEM IS ADVISING THE ASSOCIATION IF YOU HAVE A FAMILY MEMBER RESIDING IN YOUR UNIT—THIS INFORMATION IS USED BY FINANCIAL INSTITUTIONS WHEN REVIEWING LOANS, RE-FI, ETC. Thank you for your assistance!

CHECK FOR WATER LEAKS



Water is one of the highest expense the Association faces

Water is one of the highest expenses the Association faces.

MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.

Once classess 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.

CHECKLIST

SUMMER IS IN THE AIR.....TIME TO THINK MAINTENANCE!

- ✓ PAINT FRONT DOOR TO UNIT. For your convenience—paint is available in the HOA office for touch ups. Please note approved 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 ***

- ✓ REPLACE WATER VALVES under sinks. Routinely check under sinks for leaks.

- ✓ CHECK 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.
- ✓ If you have a dryer—inspect and clean your dryer vent flex hose and hire professional to clean dryer ducts to remove lint and blockage at least annually.

- ✓ 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 know to leak thru.

- ✓ Inspect water supply lines to ice makers, wash-

ers, 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.

** 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.

- 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 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—but refrain from throwing the furniture and other items in the pool area into the pool. 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.
- BIKES— to be parked in bike racks ONLY. Not to be stored on balconies or walkways.



"Like Us" on
facebook
Campuswalkhoa.com

Receive updates /general information

Got keys? Got Parking permits?

Stop by the on-site HOA office Monday—Thursday between 11:00am-3:00pm (located above the laundry room).

GATE KEYS—\$10.00 each.

2013-14 PARKING PERMITS— Now available in the HOA office. Please forward who can pick up the your unit's parking permit. Red permits will EXPIRE September 15, 2013. 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)— Contact on-site manager Debbie Tolton should you have any questions at (520) 882-0228 or e:mail dtolton@cadden.com.

**New 2013-14 parking permits
available August 15, 2013**



Campus Walk HOA

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Tucson, AZ 85705

Phone: (520) 297-0797, ext 318

On-Site office (520) 882-0228

Fax: (520) 742-2618

E-mail: dtolton@cadden.com

On-site Manager: Debbie Tolton

2013 Board Members

President:	Donna Catalano
Vice-President	Jeff Lascale
Treasurer	Richard Carter
Director	Pam Farris

There is currently a Board position available. If interested in running, please email your interest to dtolton@cadden.com