



**NEXT BOARD
MEETING IS
SCHEDULED
FOR AUGUST 14
AT 6:00 P.M.
Lounge**

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

AIR DUCTS / Air conditioning units / Heaters

When having you're a/c unit maintained ask the tech to make sure air ducts are sealed tightly. With monsoon rains this is a source of water intrusion into your unit (usually along the stairwell).

Reminder to change air filters.

Campus Walk HOA

VOLUME 3, ISSUE 2

AUGUST 2014

WALKWAY UPDATE

We are past the halfway mark RESURFACING the walkways. Currently Buildings, 1, 2, 3 have been completed. Building 4 will be completed Thursday, August 7th.

Beginning Wednesday, August 6th, Building 7 (Units 138 thru 244) will begin. This building should be com-

pleted by to by August 13th. Building 5 (Units 128 thru 238) will be August 13th, completed by August 19th.

Building 6 (Unit 134-237) will begin August 20 thru August 26th. Don't forget to place the doormats inside



your unit during the resurfacing of the walkways.

Notification on scheduled for balconies will be forthcoming. Please make sure to advise your tenants to remove ALL items from balcony (including BBQ, furniture, etc).

Thank you for your assistance in this matter.



IS YOUR PARKING SPOT AVAILABLE TO RENT?

For this coming school year—there are several residents looking for parking spaces to rent. If your spot is available—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, 2014. 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

**** MAKE SURE YOUR TENANTS KNOW THAT EXPANDED BASIC CABLE IS INCLUDED. Just need to connect the television and they should have reception. ****

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



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 HAS ARRIVED—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, 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.

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—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.
- 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

2014-15 PARKING PERMITS— Will be available August 18th. Current permits will EXPIRE September 15, 2014. Additional parking permits are available in the HOA office for a charge of \$25.00. This comes in handy if your roommate 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 email dtolton@cadden.com.

New 2014-15 parking permits available August 18, 2014



Campus Walk HOA

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E-mail: dtolton@cadden.com

On-site Manager: Debbie Tolton

2014 Board Members

President:	Donna Catalano
Vice-President	Jeff Lascala
Treasurer	Richard Carter
Secretary	Suzette Avetian
Director	Cynthia Haines