



**NEXT BOARD
MEETING IS
SCHEDULED
FOR Thursday,
September 10**

**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

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BALCONY SAFETY

Homeowners—please share this with your tenants.....

When it comes to your outside balcony, to keep you, your roommates and your guests safe, please use common sense. If you are hosting people at your place, don't let too many guests overload the balcony. Three or four people standing and talking is fine,

but nine or ten is definitely not. Balconies should



never be used as dance areas because dancing puts a much heavier dynamic load on

the structure. For obvious reasons, don't allow people to sit or stand on the railings.

As you may know, in June

2015, a party in Berkeley, California turned tragic when 13 college-age students crowded onto a fourth floor exterior balcony and it collapsed. This overloaded the 5'x10' structure whose beams apparently already had hidden damage. Bottom line: Stay safe and don't overload your balcony.

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).

IMPORTANT CHANGE!

If you are currently listing your unit on the website or plan to list —PLEASE READ!!! Effective immediately, the following changes will take place when you list your unit on the Campus Walk website (campuswalkhoa.com).

- If you wish to add a rental listing or change your current listing contact Debbie at the HOA office. **Jeanne Schreiber is no longer the point of contact.**
- Effective January 1, 2016 - anyone wishing to list their property on the website will be charged \$25.00. If payment is not received by February 1, 2016—your unit will be removed from the website. The \$25.00 fee covers any minor changes to your listing throughout the calendar year.
- This page will be sorted by unit number and will no longer list availability. A *printable/sortable* spreadsheet will be added to the website which will list all rental units who have subscribed and can be sorted by: a) availability b) # of bathrooms, c) upstairs / downstairs and other features. This spreadsheet will be handed out to prospective tenants coming into the office looking for units.

CHECK FOR WATER LEAKS



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Water is one of the highest expenses the Association faces.

MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.

Tablets are being handed out to your tenants to test the toilets in your unit. Know 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.

**** 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 accepted in the Laundry Room!



FALL IS AROUND THE CORNER—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 known 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.

CHECKLIST

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

2015-16 PARKING PERMITS— Are now available. Current permits will EXPIRE August 30, 2015. 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 email dtolton@cadden.com.

**New 2015-16 parking permits
Now available**



Campus Walk HOA

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On-site Manager: Debbie Tolton

2015 Board Members

President:	Donna Catalano
Vice-President	Mike Cannon
Treasurer	Cynthia Haines
Secretary	Suzette Avetian