

# Campus Walk HOA

VOLUME 6, ISSUE 2

MAY 2016

**NEXT BOARD MEETING IS SCHEDULED**  
**June 10, 2016**

**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;  
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**IMPORTANT REMINDER—**

Don't forget to have your HVAC tech to check the condensation line—make sure not clogged which can cause leaking in your unit.

## Cox Cable—Digital has arrived.

Many of you may have already received announcement from Cox of the introduction of digital cable. With this upgrade, however, it will now be required to have a box in order to watch television. All channels will be digital by mid-August so what this means is that Residents

will no longer be able to watch television without the box.



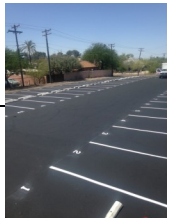
The Association has signed an addendum with Cox Cable which will allow ALL units to have 1 box FREE—additional boxes will cost \$1.99 / month; however, they will be

offering free box for the first year—so that means residents will not have to pay for an additional box for 12 months (begins when they sign up).

**Questions—please call (520) 297-0797— or (520) 882-0228 and ask for Debbie.**

## PARKING LOT UPDATE....

**The parking lot project is now officially finished! A TREMENDOUS THANK YOU to ALL the residents for their patience and cooperation in moving vehicles back and forth during this process. Thank you! Thank you! Thank you!**



## Listing Unit on the Website?

The community website [campuswalkhoa.com](http://campuswalkhoa.com) is a great place to list your unit. Once rented, make sure to advise office when your unit will be next available. If you have not used this site, there is an initial cost of \$25.00 to be made payable to "[Campus Walk HOA](http://Campus Walk HOA)" and mailed to 1870 W. Prince Rd., Suite 47,

Tucson, AZ 85705. Make sure to note "Website listing" in memo section of check to ensure proper posting. Please email the following information when listing: a) Unit #; b) Descriptive text (is parking space available, length of lease, what is included in rent, furnished / unfurnished, etc ); c) Photo; d)

contact information (phone # and email address). Once payment is received, your listing will be created and posted on the website.

It is very important to keep the listings as current as possible.

## CHECK FOR WATER LEAKS



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**MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.**

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 be-

ing wasted. Homeowners— please help cut wasteful spending which affects the budget; which affects the monthly Assessments; which affects everyone.

Plumbing repairs must be made by licensed plumbers.

## Remodeling Guidelines

Now that classes are coming to an end, historically this is the time that units are remodeled.

Reminder that any remodeling being done to units **REQUIRES** a signed remodeling agreement which is located on the community website or you can request a copy to be emailed to you.

Contractor information must be provided. All electrical and plumbing repairs must be performed by licensed contractors.

In addition— only licensed HVAC technicians are allowed on the roof.

Please contact the office when work will be performed on your unit.

Roof drains have been marked and it is extremely important that when you schedule a repair to advise the tech to stay out of those areas; if it is necessary for them to work inside a marked area — the office is to be advised of this.

**DO NOT FORGET TO PAINT OR TOUCH UP FRONT DOORS.**

Notices will be mailed — a majority of units need to paint

their front doors— especially those which have direct sun. Your attention to this matter is appreciated.

Air conditioning units — the units are coming to an age where they may need to be replaced. This purchase will require a crane, and in some locations can be quite costly. However, if there are several owners who will be replacing their units in the next six to twelve months — you may want to consider sharing this expense. If interested, contact the office or email Manager to put your name on the list.

**\*\* 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.

- **Noise complaints**— are on the increase. Please be considerate of your neighbors. Keep music down—fines will be issued .....ranging from \$100 to \$1000 per offense.
- **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 ei-

ther 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. Forms are available in the HOA office. NO BIKES ALLOWED.
- 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.
- **BIKES**— to be parked in bike racks ONLY. Not to be stored on balconies or walkways.

## Drain Maintenance REMINDER

The Association has experienced an increase of drain issues this past year. Much of this could have been prevented if the following items are not put into our drains. Please share with your tenants:

#1 Never scrape GREASE from meat fats (bacon) into the drain- Grease / oils should be put directly into the garbage. Over time this grease builds up and blocks the entire pipe. Note that garbage disposals do not keep grease out of the plumbing system. Be aware that commercial additives, including detergents that claim to dissolve grease may pass grease down the line and cause problems in other areas.

#2 Wipes. Even flushable wipes are NOT flushable. They catch in our drains, and start collecting blocking the drain. This also includes: paper towels, feminine hygiene products, condoms.

Thank you for your assistance in this matter!!! If you have any questions—just ask.



## BICYCLES.....

**REMINDER:** In order to determine which bikes are being used and which have been abandoned, all bikes have been tagged. Please remove the tag if the bicycle is yours. Bicycles with tags will be removed at the end of May and donated to BICAS. Homeowners, please remind tenants to remove tags before they leave for the summer.





## 2016 Board Members

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

### **Campus Walk HOA**

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On-site Manager: Debbie Tolton