



Campus Walk HOA

VOLUME 9, ISSUE 1

MAY 2019

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IMPORTANT NOTICE

Board meetings are scheduled the 2nd Tuesday

6:00 P.M. in Study Lounge

EXTEND LIFE OF A/C UNITS

Filters should be cleaned/replaced at least once a month during the year.

IMPORTANT REMINDER—

CLEAN OUT DRYER VENTS - Must be done 1x/year if you have a dryer in your unit. Lint build-up is leading cause of fire.....

PAINTING OF THE BUILDINGS WILL BEGIN Monday, June 3rd.

Painters will begin with Building 2 (Units 107-213) and work around with Building 1 (Units 101-206) being the last building.

FRONT DOORS WILL BE PAINTED— We will need to have someone in unit to open door if you want entire door to be painted. Otherwise they will paint to the edge. Look for notifications when front doors are scheduled to be painted.



REMINDER:

AC units / access to roof:

Only licensed / bonded contractors are allowed on the roof. Be aware that we have a vinyl coating on roof. Any sharp objects or dragging of equipment will rip the surface and create a possible leak. The Association has already paid over \$1,000 in repairs for just this reason!

VEHICLES: Reminder that parking permits are to be displayed AT ALL TIMES.

Is your parking spot being used this summer?

There are residents who are looking to rent a parking spot during the Summer. Please notify me via email if your parking spot is available.....

Unit available for rent?



Students are still looking for housing for Fall Semester. IMPORTANT: Make sure that your contact information is current on the website and make sure unit information is accurate. It is important to keep this information up to date. The website is a valuable tool for homeowners to rent their unit but it does need to be current. IF YOUR UNIT HAS RENTED— PLEASE LET THE OFFICE KNOW SO WE CAN UPDATE THE INFORMATION.

The Annual \$25.00 website maintenance fee has been charged to your HOA account. If you are interested in listing your unit contact (520) 490-3364 and email your unit information and one (1) photo in JPG format.

OWNERS: MAKE SURE TO UPDATE YOUR RESIDENT CONTACT INFORMATION—phone & email addresses. THIS IS VERY IMPORTANT!

CHECK FOR WATER LEAKS



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MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.

Once classes 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.

COX CABLE—

**** DID YOU KNOW EXPANDED BASIC CABLE and INTERNET ARE PROVIDED BY THE ASSOCIATION? ****

By now you should know that residents receive both internet and basic cable which is included in the Association fee. Equipment included are 2 digital boxes and modem at NO CHARGE. Upgrades and faster speeds will be discounted. Accounts

will still need to be established for them to track equipment.

ALL CHANNELS are now digital so that means when your family or tenant are moving into the unit — they will not be able to watch television without a box.

We are a Bulk account— Call

855-512-8876 with questions.

If you run into any problems

please call Debbie at (520) 490-3364 —or

(520) 882-0228.

MAINTENANCE CHECKLIST

- ✓ PAINT FRONT DOOR TO UNIT—paint is available in the HOA office to use.
- ✓ CHECK WATER VALVES under sinks. Routinely check under sinks for leaks and replace if needed.
- ✓ CHECK FAUCET 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.
- ✓ Inspect windows and sliding doors for cracks/leaks. Replace weather stripping and caulk as needed.
- ✓ 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).

Debit and credit cards are 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. Make sure you receive a copy of the Rules and Regulations from your landlord or stop by the office. Here are some reminders.....

- **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 (north & south) 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.
- **BIKES**—have been tagged. REMOVE TAG IF BIKE IS YOURS. All bikes which have tag remaining will be removed and donated to BICAS—after May 20, 2017.
- 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.

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.

COMMUNITY CORNER.....

In the NEXT issue of the Campus Walk newsletter—we would like to ADD a “COMMUNITY CORNER” where YOU, the homeowner, can share your recommendations / comments on handymen, window company, property manager, etc.) As many of you reside outside Tucson, we felt this may be helpful. Again, this comes from homeowners, not recommendations from the Association. Forward your comments to dtolton@cadden.com.



DO YOU NEED KEYS? GATE KEYS— \$10.00 each. Available in the office. Cash or check only

2018-19 PARKING PERMITS— are available in the office. Replacement parking permits are available for \$25.00

REMEMBER –If you park in the parking lot your vehicle MUST have a valid parking permit easily visible (hung on your

New 2018-19 parking permits available August 2018



Campus Walk HOA

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2018 Board Members

President:	Mike Cannon
Vice-President	Cynthia Haines
Treasurer	Carol Cheng
Secretary	Suzette Avetian
Director	Megan Cox