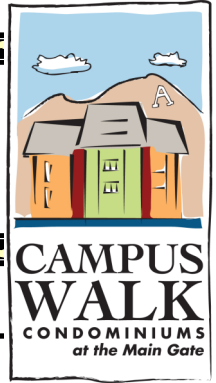


CAMPUS WALK HOMEOWNERS ASSOCIATION

Newsletter Date April / May 2010

www.campuswalkhoa.com



NEW SIGN POLICY HAS ARRIVED



EFFECTIVE March 29, 2010 a new sign policy was placed on “For Rent” and “For Sale” signs at Campus Walk Condominiums.

The approved signs are now available in the HOA office. The cost for the sign to be placed next to your unit’s door is \$12.00 which includes: laminated sign, frame, installation. Additional signs are available for your unit’s windows (11x14 or 11x17). The cost for these signs is \$5.00/ea.

Additional signs for your unit’s window shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches.

The policy states that there may only be one (1) approved sign in unit window per compass direction.

Payment must be either check made out to “Campus Walk” or exact change.

Campus Walk HOA

Call Debbie—882-0228
or email:
dtolton@cadden.com

RENTING YOUR HOME?

There are opportunities available to you, as an owner at Campus Walk, to list your unit. The first is to contact the HOA office via e-mail and request your unit to be placed on the flyer distributed to prospective tenants. **THERE IS NO CHARGE** for this service. Just send an email to dtolton@cadden.com and provide: Unit #, Contact Name, Contact Phone #, Contact e-mail address, if unit is furnished or unfurnished, how many bathrooms, and when available.

Another option is listing your unit on the website (www.campuswalkhoa.com) for a one-time charge of \$25.00 made payable to Tatiana Promessi, TCP Design. Just mail a check to: Tatiana Promessi, 756 Rose Lane, Los Altos, CA 94024. You may also contact Tatiana at (650) 941-7422 (California Time) should you have any questions. All you need to do is provide the listed information above and 1 photo in JPG format PLUS you can link your listing to a website or PDF file.

As an owner, make sure your renter is aware of the restrictions and rules that apply to the condominium. Many renters are unaware that they are renting a home in a condominium where each unit is independently owned, and where the property is subject to certain restrictions, such as parking, trash and pool rules. **Make sure to attach a copy of the rules to your lease and having the renter sign the copy.** Be reminded that the Association recognizes only the owner as the responsible party – for unit maintenance, payment of dues, actions of his/her tenants, etc.

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

BELOW ARE SOME GOOD TIPS TO PREVENT LOSSES IN YOUR UNIT....

- ✓ Test your smoke detectors, change 9V batteries frequently
- ✓ If you have a dryer—inspect and clean your dryer vent flex hose to remove lint and blockage
- ✓ Clean or replace your range hood filter
- ✓ Clean and service your appliances as recommended by the manufacturer
- ✓ Maintain at least one fire extinguisher
- ✓ Test GFI receptacles periodically
- ✓ Routinely check under sinks for leaks. Replace valves IMMEDIATELY if you haven't already—(they are old, and in some cases when shut off they have broken—so be prepared.)
- ✓ Inspect water supply lines to ice makers, washers, dishwashers and water heaters (#1 cause for claims)
- ✓ Don't use the toilet as a wastebasket (#2 cause for claims)
- ✓ Be aware that toilets are environmentally friendly low-flow toilets and can be overloaded
- ✓ Report major plumbing leaks in walls, tubs or showers IMMEDIATELY to landlord and HOA Manager
- ✓ Learn in advance where each shut-off valve is (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.

Vandalism!

RECENT SIGNS OF VANDALISM

Who is responsible?

Fire Extinguishers—stolen or discharged

Glass panels broken on the fire extinguisher boxes

Cigarette butts being thrown off walkway and burning holes in the blue tarp cover by pool.

**Stop this destruction..... report immediately.
882-0228**

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 summer. — *When was the last time your filter was changed?*

Now that it is getting warmer have your A/C checked and primed for the summer heat

MAGNETS— W/EMERGENCY #'S

Magnets listing emergency #'s will be delivered to all units and included with a copy of this newsletter. The magnets should be placed on refrigerator doors for easy reference.

(1 per unit)

Residents Corner—Reminders from the HOA -

Rules? What Rules?

As a resident living in Campus Walk, you are subject to certain rules and restrictions. These are not meant to invade your privacy but to assist in maintaining the amenities in the community. 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 weekdays 11AM-3PM.

- **Trash** piled outside your doors on the walkway are a violation of the CC&Rs of the community and **subject to fines (min. \$25/day)**. The trash cans around the complex in the common areas are for small items and miscellaneous trash only, **NOT** household trash, pizza boxes, beer cases, etc. Please take your household garbage to the dumpsters.
- **Doggie Station**—the HOA has provided a doggie station for everyone to clean up after their dog. Please be courteous and use the bags.
- The **GATES** have been recently repaired—if you need a key, please stop by the office and we will be happy to give you one (please make sure you bring written approval from your landlord). We ask that you use the keys to enter the complex—not climb over.
- **Balconies**—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.*
- **Noise**—be courteous to your neighbors.....fines will be issuedranging from \$100 to \$1000 per offense.

Got keys? Got Parking permits?

Stop by the on-site HOA office any week day between 11am-3:00pm (located above the laundry room).

RESIDENTS—DO YOU HAVE a gate key, pool key, and if parking on-site a parking permit? Management requires written authorization from landlord to release these items directly to the tenants. **Cost for keys are \$10.00/ea.**

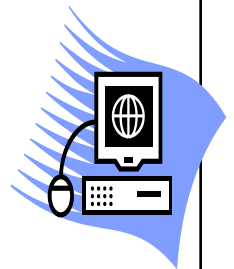
PARKING PERMITS—Replacement parking permits are available in the HOA office for a charge of \$25.00. This comes in handy if your roommate leaves town and forgets to leave the permit!

REMEMBER—If you park in the parking lot your vehicle **MUST** have a valid parking permit easily visible (**hung on your rearview mirror**)—or your vehicle will be towed. *Contact on-site manager Debbie Tolton should you have any questions at 882-0228 or e:maildtolton@cadden.com.*

FACEBOOK

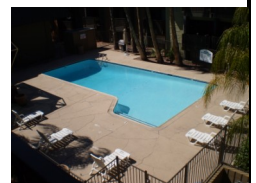
HAS ARRIVED AT CAMPUS WALK.....

Join today and connect with other residents!!!!!!



NEW POOL FURNITURE!

The old pool furniture has been replaced with new furniture! Additional lounges will be purchased as funds allow.



Board Members

President, Jeremy Moselle
Vice-President, Lance Gatewood
Secretary, Cynthia Haines
Treasurer, Daniel Bloss
Director, Kathleen Kinley

On-site Manager:

Debbie Tolton
Cadden Community Management
Telephone: 882-0288 Fax: 742-2618
E-Mail: dtolton@cadden.com

EMERGENCY NUMBERS

Police / fire: Call 9-1-1

Security (520)722-0220

Cadden Management—After Hours

(520) 408-4561

Cadden Management—On-site office

(520) 882-0228

Campus Walk HOA

C/O Cadden Management

1870 W. Prince Road #47

Tucson, AZ 85705