

CAMPUS WALK HOMEOWNERS ASSOCIATION



Newsletter Date March 2011

www.campuswalkhoa.com

RENTERS ARE NOW LOOKING....

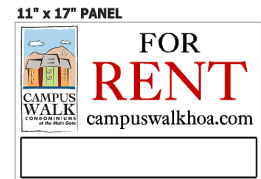
Students are beginning to look to rent for next Semester. As a Campus Walk homeowner, there are opportunities available to you to list your unit.

FIRST OPTION: Contact the HOA office by email (dtolton@cadden.com) to request your unit be placed on the flyer and provide: Unit #, Contact Name, Contact Phone number, Contact email address, if furnished or unfurnished, # of bathrooms, amenities included, availability date. This will be distributed to prospective tenants at “no charge” to you.

SECOND OPTION: Listing your unit on the website (www.campuswalkhoa.com) for a one-time charge of \$25.00 made payable to Tatiana Promessi, TCP Design., mailed 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. Provide the listed information above and one (1) photo in JPG format PLUS you can link your listing to a website or PDF file.

FRIENDLY REMINDER— last year (March 2010) a new sign policy went into effect on “For Rent” and “For Sale” signs at Campus Walk Condominiums. The approved signs are 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. The policy states that there may only be one (1) approved sign in unit window per compass direction. For more information on this policy, please contact the HOA office ([\(520\) 882-0228](tel:5208820228))

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.



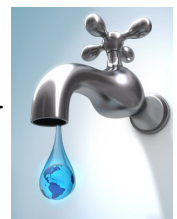
Campus Walk HOA

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

INCREASED WATER USAGE at Campus Walk

MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.

Check the faucets in your unit -- do any of them drip? 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 will effect everyone. We need to work together to help keep expenses in line---



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

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

- √ 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, and dishwashers. (#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.
- √ 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



Vandalism!

RECENT SIGNS OF VANDALISM

Who is responsible?

Fire Extinguishers—stolen and glass panels broken on the fire extinguisher boxes

Campus Walk “For Sale” “For Rent” sign on 2nd Street pulled out of ground.

Broken glass in the pool.

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

**EXTEND LIFE OF Heater & A/C
UNITS**

TIME TO CHANGE the FILTER!

Filters should be cleaned/replaced at least once a month. — *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 are available in the HOA office (limited qty). Magnets should be placed on refrigerator doors for easy reference.
(Magnets distributed in 2010)

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. Station is located near the East Euclid electronic gate.
- The **GATES** have recently been repaired—if you need a key, please stop by the office where keys are available for purchase (please make sure you bring written approval from your landlord). We ask that you use the keys to enter the complex— **DO NOT CLIMB OVER THE FENCE!**
- **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..... **THERE HAS BEEN AN INCREASE OF COMPLAINTS** 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—GATE KEYS will open all public locks (pool and Study Lounge) 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:mail dtolton@cadden.com.*

FACEBOOK HAS ARRIVED AT CAMPUS WALK.....

Residents **SIGN UP** to start receiving community updates!!!!!!



RESIDENTS LOOKING TO RENT PARKING SPOT!

There are several residents who are looking to rent a parking spot. Call the office if interested in renting spot.



Board Members

President, Jeremy Moselle
Vice-President, Donna Catalano
Secretary, Cynthia Haines
Treasurer, Daniel Bloss
Director, Larry Grove

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