

CAMPUS WALK HOMEOWNERS ASSOCIATION



Newsletter Date AUGUST 2012

www.campuswalkhoa.com

PARKING PERMITS HAVE ARRIVED...

PARKING PERMITS HAVE ARRIVED! — PERMITS WILL BE AVAILABLE FOR PICK UP IN THE HOA OFFICE beginning Friday, August 17th (11:30AM-3:00PM). THE HOA OFFICE WILL BE OPEN SATURDAY, AUGUST 18TH FROM 11:00-3PM. NOTE: Homeowners—Please make sure you advise HOA office who has the authority to pick up your unit's permit.



WELCOME PACKETS AVAILABLE—Encourage your tenants to pick up welcome packet and register their contact information with the on-site Manager, Debbie Tolton.

IS YOUR PARKING SPOT BEING USED? RENT IT! Students are beginning to move in and are looking to rent parking spots. If you have one available please contact the HOA office for names of individuals looking to rent a parking spot.

MAKE SURE YOUR TENANTS HAVE YOUR CONTACT INFORMATION:

There have been a couple of water issues come up. Homeowners, please make sure your tenants know who to call in case of an emergency in your unit—your number or your property manager's number. The Association is responsible for Common elements only.

Campus Walk HOA

Call Debbie on-site manager
(520) 882-0228 or email:
dtolton@cadden.com

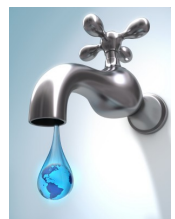
GATE KEYS —available for \$10.00 each. Please make sure your residents have them. There have been a few sightings of kids jumping over the fence which is not only a safety issue to the individuals but also is hard on the gates (repair).

INCREASED WATER USAGE at Campus Walk

MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.

Please advise your tenants that a Homeowner Association representative will be stopping by the unit to check all faucets and toilets to make sure there are no leaks / drips, etc. As a homeowner you will be responsible for making any necessary repairs in a timely manner.

Water leaks affect the BOTTOM LINE— WHICH AFFECT THE MONTHLY ASSESSMENTS.



CAMPUS WALK HOMEOWNERS ASSOCIATION

c/o Cadden Community Management
1870 W. Prince Road #47 Tucson, AZ 85705
(520) 882-0228 office (520) 742-2618 fax
dtolton@cadden.com

Please update my records to reflect the following changes:

Owner Name(s) : _____

Unit #: _____

Mailing Address (if different than property address):

Zip: _____

Home Phone: (_____) _____

Work Phone: (_____) _____

E-MAIL ADDRESS: _____

EMERGENCY PHONE NUMBER: (_____) _____ ****
(VERY IMPORTANT – i.e. water leak, fire, etc.)

ALL PERSONAL INFORMATION WILL BE KEPT CONFIDENTIAL AND USED ONLY FOR THE PURPOSE OF CONTACTING YOU ABOUT YOUR LOT AND / OR NEIGHBORHOOD EVENTS. **Is there a family member residing in the unit?---** _____

Currently residing in my unit: Lease begins: _____ Lease ends: _____

Tenant Name: _____

Phone: (_____) _____ email address: _____

Tenant Name: _____

Phone: (_____) _____ email address: _____

Tenant Name: _____

Phone: (_____) _____ email address: _____

Tenant Name: _____

Phone: (_____) _____ email address: _____

I authorize _____ to pick up # _____ gate keys*

**I understand cost is \$10 per key payable upon receipt of keys.*

I authorize _____ to pick up the parking permit for my unit.

(only 1 parking pass issued per unit – valid: August to August)

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. \$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, 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**— *Glass of any kind is **NOT ALLOWED** in the pool area. **PETS ARE NOT ALLOWED IN THE POOL AREA.** No fire pits.*
- **Noise**— be courteous to your neighbors.....THERE HAS BEEN AN INCREASE OF COMPLAINTS Fines will be issuedranging from \$100 to \$1000 per offense.

TRASH, TRASH, TRASH.....

CAMPUS WALK IS SHARING THE COST OF THE ROLL-OFF DUMPSTER WITH THE FRATERNITY BEHIND US.

PLEASE UTILIZE THIS BIN FOR ALL YOUR LARGE ITEMS (PACKING BOXES, OLD BROKEN FURNITURE, ETC.)

OUR TRASH BINS ARE LOCATED ON EITHER END OF THE PARKING LOTS (1ST STREET AND 2ND STREET).

THE SMALL GREEN DUMPSTER LOCATED IN THE MIDDLE OF THE BACK PARKING LOT (WASTE MANAGEMENT) **IS NOT OURS TO USE. THIS RECEPTACLE BELONGS TO THE FRATERNITY.**

Thank you for your assistance in this matter.



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Campuswalkhoa.com

Receive updates /general information

BIKES—

Bike racks are conveniently located around the complex. **DO NOT** park your bikes along the walkways or on Balconies. Stop by the HOA for CW identification sticker to place on your bike.



Board Members

President, Donna Catalano
Vice-President, Larry Grove
Secretary, Cynthia Haines
Treasurer, Daniel Bloss
Director, Dick Carter

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