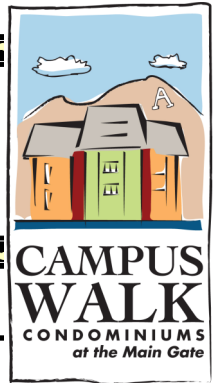


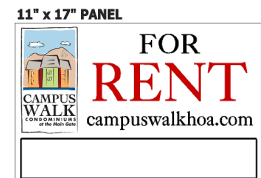
# CAMPUS WALK HOMEOWNERS ASSOCIATION

Newsletter Date JULY 2012 [www.campuswalkhoa.com](http://www.campuswalkhoa.com)



## RENTERS ARE LOOKING FOR PARKING SPOTS....

Students are beginning to inquire about renting parking spots. If your parking space is available to rent this next school year, please contact the HOA office [dtolton@cadden.com](mailto:dtolton@cadden.com) or 520-882-0228.



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REMINDER—SIGN POLICY— “For Rent” or “For Sale” Signs are available in the HOA office—\$5.00. Standard Size Realtor Signs can be hung in Unit window(s). Call for additional information.

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UNIT AVAILABLE TO RENT? Contact the HOA office to request your unit be placed on the flyer which is distributed to prospective tenants. THERE IS NO CHARGE for this service. PROVIDE: Unit #, Contact Name, Contact Phone #, Contact e-mail address, if unit is furnished or unfurnished, # of bathrooms, when the unit is available, and other pertinent information.

A SECOND OPTION is listing your unit on the Association website ([www.campuswalkhoa.com](http://www.campuswalkhoa.com)) for \$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 directly 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.

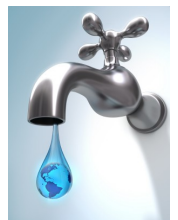
As an owner, make sure your renter is aware of the restrictions and rules that apply to the condominium. Many renters are unaware that they are renting a home in a condominium where each unit is independently owned, and where the property is subject to certain restrictions, such as parking, trash and pool rules. **Make sure to attach a copy of the rules to your lease and having the renter sign the copy.** REMINDER: 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](mailto:dtolton@cadden.com)

**\*\*\* MONSOONS HAVE ARRIVED..... MAKE SURE TO CHECK YOUR UNITS TO ENSURE THERE ARE NO ROOF LEAKS..... \*\*\*\* REPORT IMMEDIATELY.**

**IMPORTANT!!!!** Over 8.3% INCREASE IN WATER USAGE at Campus Walk  
**MAKE SURE THAT ALL DRIPS AND LEAKS ARE ADDRESSED IMMEDIATELY.** The On-Site Manager will be checking toilets and faucets in all units over the next 3-4 months. 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. We need to work together to help keep expenses in line—



## SUMMER IS IN THE AIR.....TIME TO THINK MAINTENANCE!

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

- ✓ REPAIR and RE-PAINT FRONT DOOR TO UNIT (approved color: Rough Hewn #514—Product # 2416 semi gloss) from Glidden Professional Paint *formerly ICI Paints*— They deliver—(520) 326-2481 located at 5420 E. Speedway \*\*\* *Notices will be mailed to homeowners.*
- ✓ 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.)
- ✓ 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.
- ✓ If you have a dryer—inspect and clean your dryer vent flex hose and hire professional to clean dryer ducts to remove lint and blockage at least annually.
- ✓ Inspect windows and sliding doors for cracks/leaks. Replace weather stripping and caulk as needed.
- ✓ Caulk outside sliding glass door where balcony meets—water has been know to leak thru.
- ✓ Inspect water supply lines to ice makers, washers, dishwashers (#1 cause for claims)
- ✓ Don't use the toilet as a wastebasket (#2 cause for claims)
- ✓ Test your smoke detectors, change 9V batteries frequently. Maintain at least one fire extinguisher
- ✓ Test GFI receptacles periodically
- ✓ Clean and service your appliances as recommended by the manufacturer

### **Vandalism!**

#### **RECENT SIGNS OF VANDALISM**

##### **Who is responsible?**

**Fire Extinguishers—stolen or discharged**

**Glass panels broken on the fire extinguisher boxes**

**Gates—locks have been entirely removed**

**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*

#### **ROOF REPLACEMENT PROJECT**

COMPLETED: Buildings 1 –3 (Units 101 thru 219) . Roofers are currently working on Building 4 (Unit 120-227) .

Entire project is being projected to be completed beginning of 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. 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.
- 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**— 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**—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.** **PETS ARE NOT ALLOWED IN THE POOL AREA.** **No fire pits.**
- **Noise**— be courteous to your neighbors.....fines will be issued .....ranging from \$100 to \$1000 per offense.
- **BIKES**— to be parked in bike racks ONLY. Not to be stored on balconies or along walkways.

### 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—\$10.00 each.

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! New 2012/13 Permits available in August.

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

**DID YOU KNOW EXPANDED BASIC CABLE IS PROVIDED BY THE ASSOCIATION?**



“Like Us” on

**facebook**

**[Campuswalkhoa.com](http://Campuswalkhoa.com)**

**Receive updates /general information**

### TRASH VIOLATIONS ENFORCED

REMINDER—Any unit with trash found outside the door of the unit or on the balcony will be subject to a minimum fine of **\$50.00**. After the second violation and subsequent hearing, each time trash is seen outside the unit door, a \$50 fine can be imposed with or without notice. For additional information contact the office (882-0228) or review copy of rules & regulations on [www.campuswalkhoa.com](http://www.campuswalkhoa.com)

**2012 Board Members**

President, Donna Catalano  
Vice-President, Larry Grove  
Secretary, Cynthia Haines  
Treasurer, Daniel Bloss  
Director, Richard 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—

(520) 297-0797

**Campus Walk HOA**

**C/O Cadden Management**

**1870 W. Prince Road #47**

**Tucson, AZ 85705**