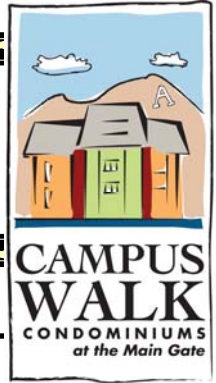


# CAMPUS WALK HOMEOWNERS ASSOCIATION



Newsletter Date October 09

[www.campuswalkhoa.com](http://www.campuswalkhoa.com)



## WHAT'S NEW .....?

School is back in session and the new residents of Campus Walk have settled in. It has been a pleasure having the opportunity of meeting many of our newcomers.

The biggest news is that the Campus Walk Board Of Directors approved the submitted bid to make temporary repairs on ALL remaining mansard windows. This fix has proven to be effective. At the same time, the Board approved to replace and paint all the damaged drywall on the walkways around the complex. These repairs took place September 16 and 17th. What a difference it makes!

### Balconies

Just a reminder that balconies are not to be used as a storage area. If you would like to have furniture or items other than a gas-operated BBQ on your balcony, please fill out an ARC form (*see form on page 4*) and bring the form to the HOA office to be reviewed by the Board of Directors at the monthly Board meeting. Would you like to have your balcony power washed? Contact the HOA office for details.

### Parking Spots

The realignment of parking spots 45-88 went very smoothly. The residents cooperated in relocating their vehicles. Reminder that 08/09 parking permits are now expired. Stop by the HOA office for your 09/10 permit (orange). Violation notices are being issued.

### UPDATED OWNER INFORMATION NEEDED!!!!!!

To date, less than 50% of updated information forms from owners have been received by management. In the event of an emergency—such as water leak, etc. time is of the essence. It is crucial that the on-site manager have contact names and telephone numbers—especially, phone numbers of the tenants residing.

In the first week of students being back.....there was a water leak in an upper unit which was running into the downstairs unit. The manager was contacted and fortunately because the owner had provided tenant information, a phone call was all it took to alert the tenant of the problem and they were able to stop the water. Because of this quick action, the damage was minimal. **Owners, please—take a moment and fill out the form (copy attached).**

In addition, updated information on how many units are “owner occupied” or “occupied by family members” is extremely important to have on file. This information is requested by various financial institutions in the process of refinancing, buying, selling, etc.

Campus Walk HOA

Call Debbie—882-0228  
or email:  
[dtolton@cadden1.com](mailto:dtolton@cadden1.com)

## OWNERS—HAVE A PARKING SPOT TO RENT OUT?

There are several residents who have expressed interest in renting a parking spot. Owners—if you are interested in renting out your spot—please e-mail the on-site manager at [dtolton@cadden1.com](mailto:dtolton@cadden1.com).

### **09/10 PARKING PERMITS NOW AVAILABLE**

All Residents **MUST** display the new parking permits on their vehicles by September 30, 2009.

Permits are available to pick up in the HOA office during regular hours. Owners—make sure your tenant has your written authorization to pick up your units' permit. Permits which need to be replaced will cost \$25.00.

**VEHICLES NOT DISPLAYING PROPER PERMIT WILL  
BE TOWED AT OWNER'S EXPENSE**

### ***WELCOME PACKETS STILL AVAILABLE***

To ensure a successful residency at Campus Walk, management has put together welcome packets for residents to pick up in the HOA office. The packet consist of important phone numbers, and a copy of the Association's rules and regulations, including the new parking and towing procedures, and much more. Owners, encourage your tenants to stop by and pick up the packet.

**COMING SOON**

#### **COMMUNITY COMMUNICATION BOARD**

**Located in the Laundry Room—**

**post your notices—looking for a parking spot?**

**Have a parking spot available? Selling an item? Lost an item? Found an item? Have a suggestion? Looking for a roommate?**

**3x5 index cards available in the HOA office for your "posting" -**

**(profanity & illegal activities not accepted).**

#### **EXTEND LIFE OF A/C UNITS**

**CHANGING** your A/C filter will extend the life of your unit. Filters should be cleaned/replaced at least once a month during the summer. This is a costly mistake—*When was the last time your filter was changed?*

#### **REGISTER YOUR BICYCLE**

The bike racks are filling up and we want to make sure bicycles have not been abandoned by previous residents. The on-site manager is currently putting together a tag which will identify bicycles currently being used. Notification will be posted on the doors advising on the procedure.....keep a lookout. Abandoned bicycles will be donated to a local charity (*suggestions appreciated*).

## 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 felt this section is important enough to run again. After a few weeks of school in session we are finding these rules are not being followed by some residents. Should you have questions, stop by the *HOA office Monday thru Friday from 11am to 3pm* or call the on-site office at 882-0228.

- **Trash** piled outside your doors on the walkway are a violation of the CC&Rs of the community and subject to fines. 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. We have on-site maintenance personnel who empty these trash cans; however, it is not and should not be their responsibility to take personal household trash to the dumpster. Please take your household garbage to the **BROWN** dumpsters (*not the green Waste Management bin*). *Minimum \$25.00 fine per day*
- **Doggie Station**—the HOA has provided a doggie station in the courtyard 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 the gates.
- **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.
- 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 (minimum \$100 fine)*. Pets are not allowed in the pool area.

### NEED GATE & POOL KEYS?

Stop by the on-site HOA office any week day between 11AM—3PM (located above the laundry room).

Gate & Pool keys may be purchased at a cost of \$10.00 each. You must have your landlords' written consent to purchase these keys. Check with your landlord if they have sent in their "Update Form". If not, the form is available to download from the HOA website ([www.campuswalkhoa.com](http://www.campuswalkhoa.com)) or contact Debbie Tolton, on-site manager, to either mail, e-mail or fax you a copy ([dtolton@cadden1.com](mailto:dtolton@cadden1.com)).

*Only cash or checks are acceptable.*

**NOTE: Did you know that the pool key also opens the Study Lounge?**

The Study Lounge is available for your use—open 24hrs a day. WiFi is available for your convenience.

Biggest offense so far.....

**GLASS** of any kind is NOT to be taken into the **pool area**. This is the most common reason the pool is shut down...broken glass. Don't ruin it for everyone—THINK PLASTIC or CANS.



### REGISTER YOUR PET(s) w/ THE HOA OFFICE

We love animals—we really do. However, there are rules that need to be followed. *Did you know there is a limit to the number of pets allowed?* If you answered yes, you are correct. The number is 2 animals per unit and the pet cannot weigh more than 75 lbs. Forms to register your pets are available in the HOA office and on the website.

# CAMPUS WALK MODIFICATION REQUEST

## Balcony only

Date: \_\_\_\_\_

Owner/Resident:	cell number:	e-mail address:		Day
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Address/Unit #		Unit
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DESCRIPTION OF MODIFICATION: Provide a description of items you wish to have on the balcony of your unit. Chairs (how many, type material made of), table, etc. Be as specific as possible.

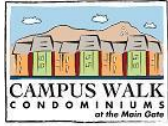

Please return this form to the HOA office to be submitted to the Board of Directors for review at the regularly scheduled monthly Board meetings.

**Modification requests will be reviewed as soon as possible. After review, request will be approved, denied or returned for additional information.**

Rec'd. By CW:		Act
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Comments:		
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Campus Walk Homeowners Association c/o Cadden Community Management  
 1870 W Prince Rd Ste 47, Tucson AZ 85705. (520) 297-0797 // (520) 742-2618 fax



Campus Walk Condominiums  
 1870 W Prince Rd Ste 47  
 Tucson AZ 85705  
 (520)882-0228  
 (520)742-2618 (fax)

# HOMEOWNERS ASSOCIATION

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.

Currently residing in my unit: Lease begins: \_\_\_\_\_ Lease ends: \_\_\_\_\_

Is there a family member residing in the unit? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

I authorize \_\_\_\_\_ to pick up # \_\_\_\_\_ pool keys\* # \_\_\_\_\_ gate keys\*  
 \*I understand cost is \$10 per key payable upon receipt of keys.

I authorize \_\_\_\_\_ to pick up the parking pass for my unit.  
 (only 1 parking pass issued per unit – valid: August to August)

**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@caddenl.com

**HOA Office Hours**

Effective September 5th

Regular office schedule

Monday—Friday  
11am-3pm

**(520)882-0228**

**WWW.CAMPUSWALKHOA.COM**

Is your unit available to Rent? Is your unit for Sale? Use the HOA website to list your rental . Call HOA office for more information.

**Campus Walk HOA**

**C/O Cadden Management**

**18701 W. Prince Road #47**

**Tucson, AZ 85705**