



APR - JUN 2013



Introducing your Boulder Canyon Board of Directors



From left: Kurt McMillen, Susie Sundsby, Chris Ferril, and Brian Wilson. Not Shown: Tom Morton

At the Annual Homeowners Meeting held on March 20, two new board members were appointed, Kurt McMillen and Tom Morton. Kurt has been an active member of the Finance Committee for the past year and a member of the board for the last six months since volunteering for a position vacated by a former board member. Kurt looks forward to continuing to work with the HOA Board. Tom Morton and his wife Suzanne have been homeowners since 2011. Tom has been a realtor for the last 24 yrs and is enthusiastic about our community and making positive improvements to benefit all homeowners. Congratulations Kurt and Tom. We look forward to working with you both.

A special "THANK YOU" to George Lord, for volunteering and serving on the board over the last six months. Your hard work, passion and dedication are appreciated.

Thanks also to board candidates Ken Kayl and Jim Wilde for stepping forward and volunteering to help our community. We are fortunate to have homeowners that want to make a difference. We appreciate your help and continued involvement.

On The Horizon...

LANDSCAPING - Building 7 Drainage/Erosion Control Project

Beginning approximately **the first week of April**, the Landscape Committee will be undertaking a major construction project on the south side (front) of Building #7.

This project will involve removing the concrete pads on either side of the stairs in order to create a new grade of the hillside in front of the entire building to redirect storm water runoff. The project also includes cleaning out the swales (rock lined drainage channels) between buildings 6 & 7, and between buildings 7 & 8.

Restricted areas will be marked with identifying cones and tape. Notices will be posted and distributed to residents. All residents are expected to respect these areas and **DO NOT ENTER**. Watch for construction vehicles!

The project is expected to be completed in two to three weeks (weather permitting).

The Landscape Committee will be sending out more specific information as applicable.

Your patience and cooperation is appreciated as we continue to improve our community.

Questions may be directed to Bruce Ash of Paul Ash Management at bash@paulashmgmt.com or (520)795-2100.

POOL REPAIR / RESURFACE PROJECT

MAY 2013



As previously communicated the Pool Repair/Resurfacing Project is scheduled to begin on May 1, 2013 to be completed (weather permitting) within 20 working days.

The safety of our residents is paramount; therefore during this project the **entire pool/spa area will be closed**. No-one other than essential personnel and maintenance will be allowed in the gated pool area while work is being conducted.

We realize that the timing of this project will not be ideal for all residents, but it is necessary to prevent further deterioration of the pool surface and ensure continued enjoyment of our pool for years to come.

During construction you are welcome to utilize the new Oro Valley Aquatic Center located at James D Kriegh Park at 23 E Calle Concordia, a short distance from Boulder Canyon. Information on daily admission fees, including discounts for residents, seniors and children, can be found online at <http://www.orovalleyaz.gov/town/departments/parks-and-recreation/oro-valley-aquatic-center>

We apologize for the inconvenience and appreciate your patience as we work to improve our community. Additional information and updates will be provided as they become available.

Watch for updates posted in the mailroom Boulder Canyon Bulletin board and BC Website @ <http://BoulderCanyonHOA.com>

Reminders...

Water Meter Inspections- REQUIRED



The HOA requires that ALL water meters be inspected to have the battery or meter unit replaced.

Batteries in the meters are starting to fail, possibly causing false readings. Faulty or failing meters add to your water bill.

Inspections and battery replacements are being scheduled and completed by our in-house maintenance manager, Tom Martinez.

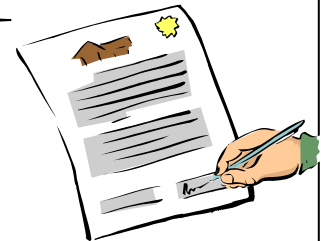
At this time, there are still a number of units that have not had this inspection performed. If you have not yet had the inspection completed, you must [contact Bruce Ash at bash@paulashmgt.com](mailto:bash@paulashmgt.com) or (520) 795-2100 to schedule your water meter inspection and battery replacement.

Failure to schedule an appointment and delay access to your unit may result in deactivation of access card, loss of use privileges, fine or assessment pursuant to the rules of the association.

Be advised: Tampering with or disconnecting meters or monitors may result in fines and restrictions as set by our community CCR's.



Architectural Change Requests



If you are considering ANY improvement that will be visible from the exterior of your unit; windows, security door, sunshades, window blinds, patio lights, satellite dishes etc... **REMEMBER: Any improvement /modification must comply with our community CC&R's (restrictions apply) and...** No addition, alteration or improvement which would be visible from the exterior of a Unit may be made without **prior written approval** of the Board. You **MUST** submit an Architectural Change Request form and receive written approval **PRIOR** to any work being done. NOTE: Requests may only be submitted by the unit OWNER.

Failure to do so is a violation of CC&R's and may result in fines or removal of the change or addition at the unit owners' expense. Architectural Change Request forms are available on the BC website or by contacting Bruce Ash at bash@paulashmgt.com or (520) 795-2100.

Additional information, documents and forms are available on the Boulder Canyon website at <http://bouldercanyonhoa.com/documents>

Did you know???



Need to report a Common Property Maintenance Issue?
You can now notify Paul Ash Management of any required maintenance to the Common Grounds and Property by going to the Boulder Canyon Website and click on the MAINTENANCE REQUEST tab located in the left column of the Home Page. From there, you'll be directed to an Online Service Request Form that you can complete and submit directly to our management company. Issues are addressed as quickly as possible after receipt. This is an effective communication tool. Try it next time you discover a carport light out or any other issue affecting the common areas of our community.

HOA BOARD MEETINGS

Meetings are held the third Wednesday of the following months:

January, March, September, November

Location: Boulder Canyon Clubhouse

Time: 6:00 PM AZ time



Your attendance and input are important to us and our community. Should you have items, concerns that you would like included in the agenda, please send them to us at bouldercanyonboard@hotmail.com



Have an idea for an article? Suggestions for the newsletter?
Submissions for future issues may be sent to bcnewsletter@hotmail.com
Newsletters (past and current) are available on our website at
<http://bouldercanyonhoa.com/Newsletters.html>

Boulder Canyon WEBSITE!!!

Access Important Information, Documents, Rules & Regulations,

Items of Interest for all Boulder Canyon Residents at <http://bouldercanyonhoa.com>

Brought to you by our neighbor and "Webmaster"... George Balzer

CHECK OUT OUR NEW INPUT FORUM PAGE on the website Home Page. You are welcome to offer opinions and suggestions on various action items or provide your thoughts on how we as a community, can do things better.

Extra, Extra.... Be sure to visit our [Facebook Page](#). 

Feel free to start a conversation, leave comments and of course, "like" it.

