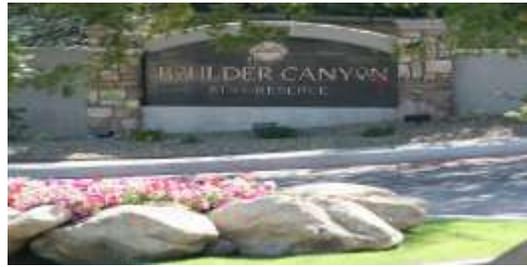


Boulder Canyon HOA Newsletter

April – July 2016



President's Message

Susie Sundsby

Congratulations to Jim Wilde and Anne Lawrence, our newly elected Board members as of the March 16, 2016 Annual Meeting. Jim has extensive knowledge of Boulder Canyon through his active participation and liaison to the Landscape Committee. Anne is our Holualoa authorized agent and has many years' experience in HOA's and neighborhood associations.

Current Board Members:

Susie Sundsby -- President
Marcy Fralick -- Vice-President
Jim Wilde -- Treasurer
Chris Ferril -- Secretary
Anne Lawrence -- Director at Large



Committee Chairs:

Architecture Committee -- Chris Ferril
Election Committee -- Chris Ferril
Finance Committee -- Jim Wilde
Landscape Committee -- Marcy Fralick & Susie Sundsby; co- chairs
Painting Committee -- Chris Ferril & Susie Sundsby; co-chairs
Rules & Compliance Committee -- Marcy Fralick



Property Management Representative:

Paul Ash Management – Geoff Obral
3499 N. Campbell Ave. Suite 907
Tucson, AZ 85719
gobral@paulashmgt.com 520-795-2100 ext. 112

All Board members and Committee Chairs can be reached through Geoff. We welcome and encourage all residents to contact Geoff with any questions, comments, observations or suggestions you may have.

Susie Sundsby



New Board Members:

Jim Wilde: Jim and his wife, Barb, have been Boulder Canyon residents since 2012. Jim has been very active at Boulder Canyon as a member of, and Board liaison, for the Landscape Committee. Jim has extensive construction background as a construction supervisor for Pulte Homes; has been a high school instructor of Earth and Physical Sciences and Mathematics, and is a property manager for properties here in Tucson and in Massachusetts. As an independent property manager, he also has a strong background in finance and budgets.

Anne Lawrence: Anne has lived in the Tucson area for 30 years, and ten years in Oro Valley. She is a licensed real estate agent, has an MBA and has been on the planning and parking commission for the city of Tucson. She has participated as President, Treasurer, Secretary and/or board member for four HOA's and three neighborhood associations over the past 30 years. She brings invaluable knowledge and understanding of all aspects of property management and HOA's.

Next Scheduled HOA Board Meeting

As shown on the Boulder Canyon HOA community website – www.bouldercanyonhoa.com – Board meetings are held on the third Wednesday in January, March (our Annual Meeting), September and November. Meetings are held in the Clubhouse at 6:00 p.m. MST (AZ) time. Our next meeting will be held on Wednesday, September 21, 2016. We hope to see you there!

Communications

The Board strongly encourages all residents to visit the Boulder Canyon Community website at www.bouldercanyon.com to access most of the information you need to know about Boulder Canyon's CC&R's, Bylaws, Rules & Guidelines, as well as all Committee information, request forms, and upcoming events. There's a list of approved contractors and lists of approved unit additions approved by the board such as windows, blinds, security/screen doors, ceiling fans and window screens.

In addition to this newsletter, you should be receiving information via email, as well as from our website and on the bulletin board in the mailroom. Emails from PAMCO are sent out "blind copy" so no one will be able to see your address. To make sure you are on our email list, and that it is correct, please contact Geoff Obral at gobral@paulashmgt.com and have him double check that your email addresses are on file and up to date. If you do not have current internet access available for your devices, there are two computers in the clubhouse, so please feel free to use them.

Please be sure to check our website frequently at www.bouldercanyonhoa.com for the latest news and information about the community wide painting project, and watch your email as we'll be sending out progress reports throughout the painting project.

Or contact Geoff Obral at our Management Company, Paul Ash Management gobral@paulashmgt.com .

Architectural Committee - Chris Ferril

If you are considering ANY improvement that will be visible from the exterior of your unit; windows, security door, patio lights, sunshades, window blinds, satellite dishes, etc., please note: **Any and all improvements/modifications must comply with our community CC&R's (restrictions apply) and must have prior written approval of the Board. You must submit an Architectural Change Request (ACR)** and receive written approval PRIOR to any work being done. Please see Boulder Canyon CC&R's Article VII: Use and Occupancy Restrictions 7.4. **Requests may only be submitted by the unit owner.**



Architectural Change Request forms and approval information are available on the Boulder Canyon website: www.bouldercanyonhoa.com/documents or by contacting Geoff Obral (contact info on the first page of this newsletter)

Parking and Carport Swap Program

Jim Wilde and Marcy Fralick



We are co-chairing a sub-committee that will be responsible for exploring the feasibility and the implementation of a carport swap program. This would benefit residents whose assigned spaces are located some distance from their condo unit, and on a temporary basis, would be able to "borrow" a space that is significantly closer and more convenient for them. The swap would be only for defined periods of time, such as when a snowbird vacates for the season and is willing to share their space with someone in their absence. We hope to have a working model for this Program ready for a potential trial run during the 2016 Holiday Season and a fully operational Program by March 2017! This being said, we would like to solicit volunteers to be on the committee. There will be a minimal amount of meeting time and more emphasis will be placed on email and telephone exchanges of policy in the making. We had our first meeting April 14th, and it was well attended. We had a lot of input from those attending, and we will be using that input to further study our options for improving the parking and carport configurations here at Boulder Canyon.



Treasurer's Report

Susie Sundsby, past Treasurer

Not much to report in my final Treasurer's report. I have enjoyed my time as Treasurer and look forward to this year's position as President. Thanks to Jim for taking on the Treasurer's duties.

Independent Review of Boulder Canyon's 12/31/2015 Financial Statements was completed in February 2016 and was posted to our website: www.bouldercanyonhoa.com.

2016 Budget Performance to date – The first two months of the 2016 operating results have been in line with our budget. We have received Reserve fee income totaling \$2,425.20 at closing for the sale of five (5) Boulder Canyon units.

2016 CAPITAL CURRENT/PROJECTED EXPENSES AGAINST PLAN

Capital expenses \$1,500.00 for the removal of wallpaper in both restrooms which was replaced by texturized paint.

Jim Wilde - current Treasurer

First let me say that I am delighted to have been elected to the HOA Board and thank the current Board of Directors members for their support, trust, and confidence in confirming me as the Treasurer. As you know, the Treasurer position has been held by one person ever since the inception of the HOA and that super-qualified person is Susie Sundsby! I am very lucky and very grateful that Susie will be a mentor to me over the next year as I come up to speed with the specific nuances involved in being your new Treasurer. I look forward to serving you in that position.

Rental / Leasing Policy:

Reminder: If you are renting or leasing your unit, you are **REQUIRED** to provide current lease information to Paul Ash Management prior to occupancy. Failure to provide the required documentation will result in possible fines and restricted access to our community amenities. Additionally, homeowners or their assigned agents **must ensure that tenants receive and confirm** that they have read a copy of our General Rules & Guidelines. Being informed helps all of us.

Landscape Committee

Marcy Fralick and Susie Sundsby
With Jim Wilde



We've added four new members to our committee in the last couple of months, which is wonderful. In addition to long time members, Marcy Fralick, Jim Wilde, Linda Balzer and Brett Holdridge, we welcome Sally Janovec, Jacek Adamiec, Nick Poulos, and Susie Sundsby.

Our first order of business was to refresh the Main Entry flower bed and urns, which will soon be bursting forth with spring and summer flowers. We have also removed the grass at two small sections by Buildings #2 and #6 at the front entrance, and a patch of grass across from garages # 1 - #6, next to the trash containers. We replaced the grass with gravel, and will be adding flowers to the front sections. Linda and George Balzer and Nick Poulos spent a weekend transplanting several flowers and cactus to the island at the 2nd entrance which was fairly bare, with only gravel and a saguaro cactus. The plantings are a colorful addition. At this time, we are on hold for future projects until the painting of the complex is completed toward the end of the year.

COMMUNITY NEWS

Volunteers

We always welcome volunteers to help out on all our committees. Most of these committees take up very little time and commitment, meeting occasionally from October – April, with the exception of the Landscape Committee, which meets more often. If you are interested in joining one or more of our committees, please contact Geoff Obral at gobral@paulashmgt.com . We look forward to working with you!

Painting: Beginning May 16th, we will be experiencing a complete painting makeover of our buildings, garages, and carports. Please be patient, and forgive our mess when you see it. We will be sending out periodic emails to update all residents and owners of the painting schedule. We will also let you know about the precautions you'll need to take to move your car and prepare balcony, patios and garages for the painters. This project is expected to take approximately six months, depending on weather, temperatures and repairs needed to the buildings.

Maintenance: After the painting project is completed, we will need everyone's input to maintain our community. If you see any areas of the community that need maintenance or landscape attention or if you see something with which you think we should be concerned, please contact Geoff Obral at PAMCO (above) or submit a maintenance request form found on our website (www.bouldercanyonhoa.com). The form can be found under Maintenance Request on the left side directory. Follow the links to the form, fill it out, and click to submit it. You may also contact a Board member through Geoff Obral gobral@paulashmgt.com. Thank you for your assistance in maintaining Boulder Canyon.



Air Conditioners: With the first 100° days not too far away, it's time to think about your air conditioner unit. Our onsite maintenance supervisor, Tom Martinez, is a HVAC certified technician and can perform an inspection of your unit along with any servicing of the unit that may be necessary. If you'd like to have Tom inspect your AC unit for a minimal fee, please contact Geoff Obral to schedule an appointment with Tom. Geoff can be reached at 520-795-2100 ext. 112, or at gobral@paulashmgt.com.

Barking Dogs and Community Noise



Boulder Canyon has a noise ordinance, as does the town of Oro Valley. Barking dogs, loud music and other noise disturbances can result in a visit from Oro Valley police, and/or a warning from the HOA of a violation of our CC&R's. We have had a few reports in the past months of dogs barking incessantly and dogs that appear to be left alone during the day, barking from the patio or balcony. Please be respectful of your neighbors and observe quiet hours from 10:00 p.m. until 6:00 a.m. Please see Sections 7.13 and 7.15 of our CC&R's which define noise restrictions and responsibility for pets, and/or section 10-1-4 of the Oro Valley Town Code.



Marcy Fralick

The Boulder Canyon Book Club is an amazing group of residents who share a love of books and a love of conversation covering a variety of topics. We read approximately 20 books a year; meeting every other Wednesday at 3:00 p.m. in the Clubhouse. We will soon be going on our summer schedule, meeting once a month in June, July, and August. Please check the Bulletin Board by the mailboxes for our current book, and the date of our next meeting. If you would like to join our Book Club, stop by the Clubhouse for our next meeting. If you have questions, please direct them to Geoff Obral and he'll forward all inquiries to Marcy Fralick. We look forward to meeting you!