

Boulder Canyon HOA Newsletter



January 2016 -- March 2016

President's Message:

Marcy Fralick

Happy New Year to everyone! I hope you all survived the holidays with minimum stress and are looking forward to what the new year brings. Here at Boulder Canyon we are enjoying the beautiful weather and sharing it with our snowbird residents who have decided to leave the snow and cold up north where it belongs! With the exception of a few chilly, rainy days, the weather has been beautiful! It's a perfect time to be at Boulder Canyon!



'Tis a privilege to live at Boulder Canyon!

All our committees and clubs are up and running as our winter visitors are here. The Social Committee put on the first of their Happy Hours this year, and it was a rousing success.

The pool is warm, the spa is relaxing, the fountains splashing and the sun is shining. Lounge chairs by the pool are filled with residents reading, chatting, and listening to music. The grills are hot and barbeque aroma fills the air.



In the upcoming months, there will be even more activity at Boulder Canyon. We have community beautification projects planned. Desert-scaping ...tree trimming...Swale clean-up... Exterior painting of all the buildings, garages, and the Clubhouse, as well as all the metal work throughout our community...See our Committee Reports for all the information.

There is a quite a bit of good information in this newsletter. Learn about maintenance projects to keep your appliances in good shape; Susie Sundsby's section on the upcoming elections and the Nominating Committee; Chris Ferril's reminders about flame producing grills; and Brett Holdridge's briefing on upcoming landscape projects.

I hope you enjoy the newsletter, and if you're on site, check out the projects we're doing, stop by Book Club or come to one of our Happy Hours. Information is on the Bulletin Board in the mailroom, and on the web site: www.bouldercanyonhoa.com

I look forward to seeing many of you out and about in our community and at our HOA Board meeting in March.

Marcy Fralick

COMMUNITY NEWS

HOA BOARD OF DIRECTORS INFORMATION:

I am very happy to announce that our former Board President, Kurt McMillen, has returned to our Board to fill out his term until our March elections. Currently, our Board members are:

Marcy Fralick, President

Brett Holdridge, Vice-

Chris Ferril, Secretary

Susie Sundsby, Treasurer

Kurt McMillen, Director at Large



President

****The next scheduled meeting is our Annual Meeting with Board of Director Election Results on March 16, 2016 at 6:00 p.m. in the Boulder Canyon Clubhouse.****

COMMITTEE CHAIRS:

Architecture Committee:..... Chris Ferril

Election Committee:..... Susie

Finance Committee:..... Susie

Landscape Committee:

Softscape:.....Brett

Hardscape:.....Marcy

Rules & Compliance Committee:.....Marcy

Social Committee:.....Betsy Bowie

Jill Perry



Sundsby

Sundsby

Holdridge

Fralick

Fralick

All Board and Committee members can be reached through our Property Management representative:

Geoff Obral, Paul Ash Management, LLC, 520-795-2100 ext: 112, Gobral@paulashmgt.com



VOLUNTEERS:

We always welcome volunteers to help out on our committees, including the Architecture Committee, the Election Committee, the Finance Committee, the Landscape Committee and the Rules & Compliance Committee. Most of these committees take up very little time and commitment, meet occasionally during the “high season” of October through April, yet are all necessary to our community. If you have an interest in being on any of the committees, please call our Property Management representative, [Geoff Obral](#) (above) for further information:

WEBSITE:

Election information, our CC&R's, Rules and Guidelines, By-laws, and lots of other information about Boulder Canyon can be found on our website at: www.bouldercanyonhoa.com . We are working to make the site easier to navigate so that current events are on the Home Page, and Committee information as well as important documents can be found there as well. Everything you ever wanted to know about Boulder Canyon (and more) can be found on the website, so please check it out. You'll also find information about nearby attractions, fun places and things to do for the whole family under the heading Points of Interest.

If you're here in Boulder Canyon, be sure to check out our bulletin board in the mailroom for the latest information about happenings here at Boulder Canyon.

DEVELOPER UNITS:

The sale of developer owned units is progressing well. Scotia-Holualoa Boulder Canyon II, LLC purchased 32 units in June 2015, and as of this writing has sold four units. They have an agent from OnSite Realty in the Clubhouse a few days a week, and she'll be glad to show available units to interested buyers. If you would like more information about units for sale, please contact:

Victoria Ames
520-382-6800 office
520-603-8364 cell
www.OnSiteRealty.net

Scotia-Holualoa has several units rented, and they are managed by Sinclair Associates. Sinclair does not have a leasing agent on site. If you or someone you know would like more information about the units for rent, please contact Sinclair Associates at:

Sinclair Associates
1760 E. River Rd. #125
Tucson, AZ 85718
Office: 520-577-5120

LARGE PARCEL SERVICE:

Since there is no leasing agent on site, we still cannot accept UPS, FedEx or USPS packages. FedEx and UPS will deliver on site if the resident has approved leaving packages on their doorstep. However, the USPS will not deliver packages and residents must go to the Post Office at La Canada and Tangerine to pick them up.

We were offered free postal boxes including installation and maintenance in October, however the Postal Agent who offered that service has since been transferred to a different location, and we have run into some resistance from the current agents at the Post Office. Now that the holiday rush is over, we will be pursuing this option more aggressively. It has been an inconvenience for many to drive to the Post Office for their packages.



UNIT MAINTENANCE:



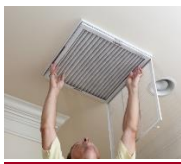
Preventive maintenance of units is important not only for the unit, but also for the buildings and the safety of our residents. Some issues can present hazards that could adversely affect other units besides your own.

Dryer vents: It's extremely important to keep your dryer's lint screen clean. Be sure to clean it in between dryer loads, and if you are renting your unit to others, be sure tenants know that screens should be cleaned after each load. If you or your tenants use dryer fabric softener sheets, it's also important to wash the screen with soap and warm water periodically as the sheets can leave a residue on the screen that can be a fire hazard.

Another potential fire hazard is in the vents themselves. The flexible hose from the dryer to the outside venting needs periodic cleaning as lint can build up in the vent between the dryer and the outside of the building. Cleaning these vents will eliminate the build-up of lint that can ignite from the dryer heat.



HVAC System: It's also important to change your HVAC filter monthly. Dust, pet hair and other particulates can build up on the filter, interfering with air flow. The harder your HVAC works, the more it costs you to run it, and the faster it can wear out. It's also important to have your AC condenser checked in late spring or early summer, which in our area is early May. June is our hottest month with temperatures usually 100° or higher. Making sure your unit is operating at peak performance means having it tuned up once a year. Our on site maintenance man, Tom Martinez, can perform this service for a nominal fee. He can be reached through Geoff Obral at gobral@paulashmgt.com, or at 520-795-2100 ext. 112.



Hot Water Heater: The average life span of a hot water heater is about 15 years according to most experts. Ours are 20 years old (if they haven't been replaced) and are at risk of failing. Many of them have burst causing flooding in their unit, and units on either side and below them. When a water heater bursts, it can take weeks to repair the damage to carpets, floors, walls, and the washer and dryer in the area of the hot water heater. It is a good idea to have your heater evaluated by a qualified, reputable plumber and replaced, if necessary, and check to make sure your homeowner's insurance will cover the damage.



With our appliances, an ounce of prevention truly is worth a pound of cure.

PARKING:



The guest parking availability for Buildings #10 - #14 is non-existent at best. There are currently seven guest (uncovered) parking spaces and two handicapped spaces for 72 units. Compared to the rest of the complex, which has approximately 75 guest parking spaces, guest parking for Buildings #10 through #14 is at a premium.

We are currently discussing the feasibility of issuing parking bumper stickers for owner's vehicles, and hang tags for renters as a means to identify cars that belong here, and to make sure our residents use their assigned parking spaces, especially in the Building #10 - #14 area. In the meantime, we will be enforcing our CC&R's for residents who park in the uncovered guest spaces rather than in their assigned covered space.

Failure to comply may result in loss of Clubhouse and Pool/Spa facilities and/or fines. Please comply with our CC&R's and use the covered space assigned to your unit. If you rent your unit, please make sure your guests or tenants are aware they must use the Unit's assigned covered space.

- Parking on Boulder Canyon property is reserved for Residents and Resident's Guests. Since there is limited parking space in the complex, **residents are required to park in their covered parking before using uncovered guest parking spaces.**
- Additionally, if a Resident is not using their assigned covered parking space (ex; a part time resident who is away), that resident may provide written permission to another resident to park in the assigned covered parking space (the written permission must identify the other resident's vehicle by Make, Model and License Plate Number). Commercial vehicles may not be parked, kept or maintained on any part of the Boulder Canyon property without Board approval.
- Parking is only for use by legally operable, currently registered, licensed vehicles.
- See the VEHICLE REPAIR AND MAINTENANCE section in the CC&R's for additional information regarding violations. (See Boulder Canyon CC&R 7.8, 7.9)

We have also had reports of vehicles blocking garages and other parking spaces, as well as in fire lanes. **If you see someone parked where they shouldn't be, please contact Geoff Obral at gobral@paulashmgt.com.**

BARKING DOGS:



Recently there have been a number of reports of dogs left on balconies all day, and barking. This is unacceptable, for a number of reasons. Pet owners must be respectful of their neighbors and take measures to be responsible for their animals. Per our CC&R's:

- No house pets shall be permitted to make an unreasonable amount of noise or create a nuisance. (See the ANIMALS section in the CC&R's 7.15 for more information)

Excessive barking can result in a Friendly Reminder, and if not corrected, could result in a loss of Clubhouse and Pool/Spa privileges and/or fines. Please be mindful of your dog's barking and how it affects your neighbors. It can also result in a call to police or to Animal Control.

*****Please do not hesitate to report barking dogs, parking issues, or other concerns to our management company representative: Geoff Obral, 520-795-2100 ext: 112, gobral@paulashmgt.com**

COMMITTEE REPORTS

Treasurer's Report

Susie Sundsby



2015 Review:

We have engaged HBL CPA's to perform an independent review of our financial statements for the years ended December 31, 2015 and 2014.

2015 BUDGET PERFORMANCE AND 2016 APPROVED BUDGET

Our financial results as of December 31, 2015 ended on a positive note and included the following positive variances to the 2015 budget:

- On the operating income side – Reserve fee income from the sale of 55 Boulder Canyon units resulted in the HOA receiving \$26,740.00
- On the operating expense side – The HOA continued to show favorable results to our budget for total operating expenses. Maintenance & Repairs expenses ended the year with a favorable variance of \$20,000.00. In December we incurred charges for the water valve replacement at building #6, HVAC repairs and swale silt removal.
- On the capital expenditure side – In December we replaced the air conditioning unit at the clubhouse. As of December 31, 2015, the HOA has expended \$104,000.0 versus the annual budget of \$120,000.00 for a positive variance of \$16,000.00

The 2016 Budget was approved by the Board at the January 20, 2016 Board meeting. A big thank you to Geoff Obral and our management company for preparing the budget. We will be sending out the summary budget shortly to all homeowners. Some of the highlights of the budget include:

- Revenues – No increase in HOA and Master HOA assessments – first year of no assessment increases by the Master HOA.
- Operating expenses – Slight decrease from the 2015 budget.
- Capital Planned Expenditures – Projects include hardscape swales, painting of the BC complex, and pool cushions replacement. The 2015 BC restroom project to remove the wallpaper and paint the wall surfaces was completed in January 2016.

The painting of the BC complex will be going out to bid starting with a walk around the property with interested contractors on February 3rd. Chris Ferril, Geoff Obral and I will be attending the walk around with the painting contractors. Any residents interested in attending the walk around, please contact Geoff Obral (Paul Ash Management, 520-795-2100 ext. 112) to let him know. The painting project has an expected start date of April 2016.

Architecture Committee:

Chris Ferril



Grills: As the days get warmer, it is not unusual to think about grilling hot dogs or a nice, juicy steak...but be reminded:

- **Propane or charcoal grills or any flame producing device may not be used or stored on any unit patio or balcony**

Barbeque grills are located adjacent to the pool gazebo for your use and enjoyment.

- Item 7.19 of the Boulder Canyon Master Association Agreement Use and Occupancy Restrictions and in accordance with Subsection 308.3.1 of the International Fire Code of Golder Ranch Fire District: **charcoal burners, flame producing devices, barbeques and grills (propane or charcoal) shall not be operated on patios or balconies or within ten (10) feet of any combustible material, i.e. buildings. Additionally, propane tanks may not be stored in any unit, patio or balcony within the community.**

We all need to work together to ensure the safety and beauty of our community!

Architectural Change Requests: If you are considering ANY improvement that will be visible from the exterior of your unit such as windows, doors, sunshades, window blinds, etc...please remember:

- Improvements/modifications must comply with our community CC&R's (restrictions apply)
- No addition, alteration or improvement which would be visible from the exterior of a Unit may be made without **prior written approval** of the Architectural Committee.
- You must submit an Architectural Change Request (ACR) form and receive written approval **PRIOR** to any work being done. Failure to do so may result in fines or removal of the change or addition at the unit owner's expense. Architectural Change Request forms are available on the Boulder Canyon website (www.bouldercanyonhoa.com) or by contacting Geoff Obral at gobral@paulashmgt.com.

Nominating Committee:

Susie Sundsby



The Nominating Committee consists of a chair-person that is a member of the Board of Directors and 2 or more members that make nominations for Board of Director positions and assist with getting the information out to all homeowners. Thanks to Linda Balzer for volunteering. This is a short-term commitment and I can work with your schedules for Nominating Committee meetings. If you are interested in volunteering for this committee, please contact Geoff Obral (see above) for more information.

There will be two (2) open board positions (both are three year terms) to be voted on and elected by the homeowners as Kurt McMillen and Brett Holdridge's terms will end at the conclusion of the March 2016 Annual Meeting. All homeowners in good standing (current on their assessments and no outstanding violations) are eligible for the HOA Board. If you are interested in being on the Board, please contact Geoff Obral who will provide a short form for nominations that you should complete and send back to him. The forms are then provided to the nominating committee for their review. Once that is complete, ballots with the Annual HOA Member Meeting Packet will be sent out. More information will be provided as we start the process.

Landscape Committee

Brett Holdridge



At this time, the Landscape Committee is primarily focused upon planning for the next year. There is one major project in the planning stages which involves desert-scaping four spaces which currently have some grass. Three are at the main entrance to the community, all three being isolated spaces surrounding boulders; the fourth space being one surrounded and isolated by parking and garages.

We welcome every and all comments about this and other items. Please direct your questions to Geoff Obral at Paul Ash Management: gobral@paulashmgt.com

Future plans, issues and expectations will be communicated accordingly.

Social Committee

Betsy Bowie

Jill Perry



The Social Committee has started the social season with its first Happy Hour on January 23rd. The next Happy Hour will be on

Saturday February 20th from 4:00 – 6:00 p.m. in the Clubhouse.

So mark your calendar! These are fun, relaxing get-togethers for all residents, and a great way to meet your neighbors and visitors. **Please B.Y.O.B. and an appetizer to share.** See the webpage for a flyer.

www.bouldercanyonhoa.com



The Boulder Canyon Book Club meets every other Wednesday from September through May, and once a month in June, July and August in the Clubhouse. Book Club is open to everyone, and is as much a social group as it is a Book Club. We love meeting new people and welcome new members. There is always great discussion, conversation, and delicious food as everyone brings something to share! Information on meeting times and books being read is posted on the Bulletin Board and through a newsletter for club members. If you're interested in the Book Club and would like to receive periodic mailings, please contact Geoff Obral (gobral@paulashmgt.com) and your request will be forwarded to the Book Club.

Our next meeting is February 3rd, and every other week from there on until May 25th. We look forward to meeting new members!