



Nov - Dec 2016



What's Happening...

As we end this year and head into 2017, we wanted to provide an update on some of the projects completed and those still in process. A lot of work has been done and improvements continue. A big THANK YOU to our homeowners and residents (long and short term) who have been so understanding during times of dust, restoration and improvements. Your patience and cooperation have been key to ensuring the success of these projects and the continued success of our community.

PAINT PROJECT - The community painting project is well under way. Cooler weather is approaching and our contractor is focused on doubling the effort in an attempt to complete two buildings in the time it took for one. Just a reminder painting operators work between **6:30 am to 3:30 pm**. Residents are notified no less than 48 hours prior to crews starting work on their building. We appreciate your help in ensuring that patio and immediate common areas are clear so that this project may be completed as timely and efficiently as possible. Delays can cost money and that affects all of us.

TREE REMOVALS - The first week of November brought the removal of sixteen trees from our community. The removals were completed to alleviate immediate safety and liability concerns as well as address damage from root intrusion, tree root damage or decay. A meeting was held of the Board and the Landscaping Committee (LC) to communicate the reasoning behind each of the removals. The board has instructed the LC to formulate a plan to replace the felled trees with shrubs, trees or other foliage that meet certain parameters and restrictions; high drought resistant, limited growth, etc. Additionally the LC would be identifying planting locations as to ensure adequate room for replacement.

WATER ISSUES - The mapping of our entire community has been done by Environment Control and the board is awaiting the final bid to repair/replace our antiquated system. Additionally, work has begun for all building water mains to be updated and replaced. Leaky, faulty faucets waste water and cost money. Both of these projects will help with water conservation and save money.

Be sure to check the BC Bulletin Board, watch your emails and visit the BC Website at bouldercanyonhoa.com for updates.

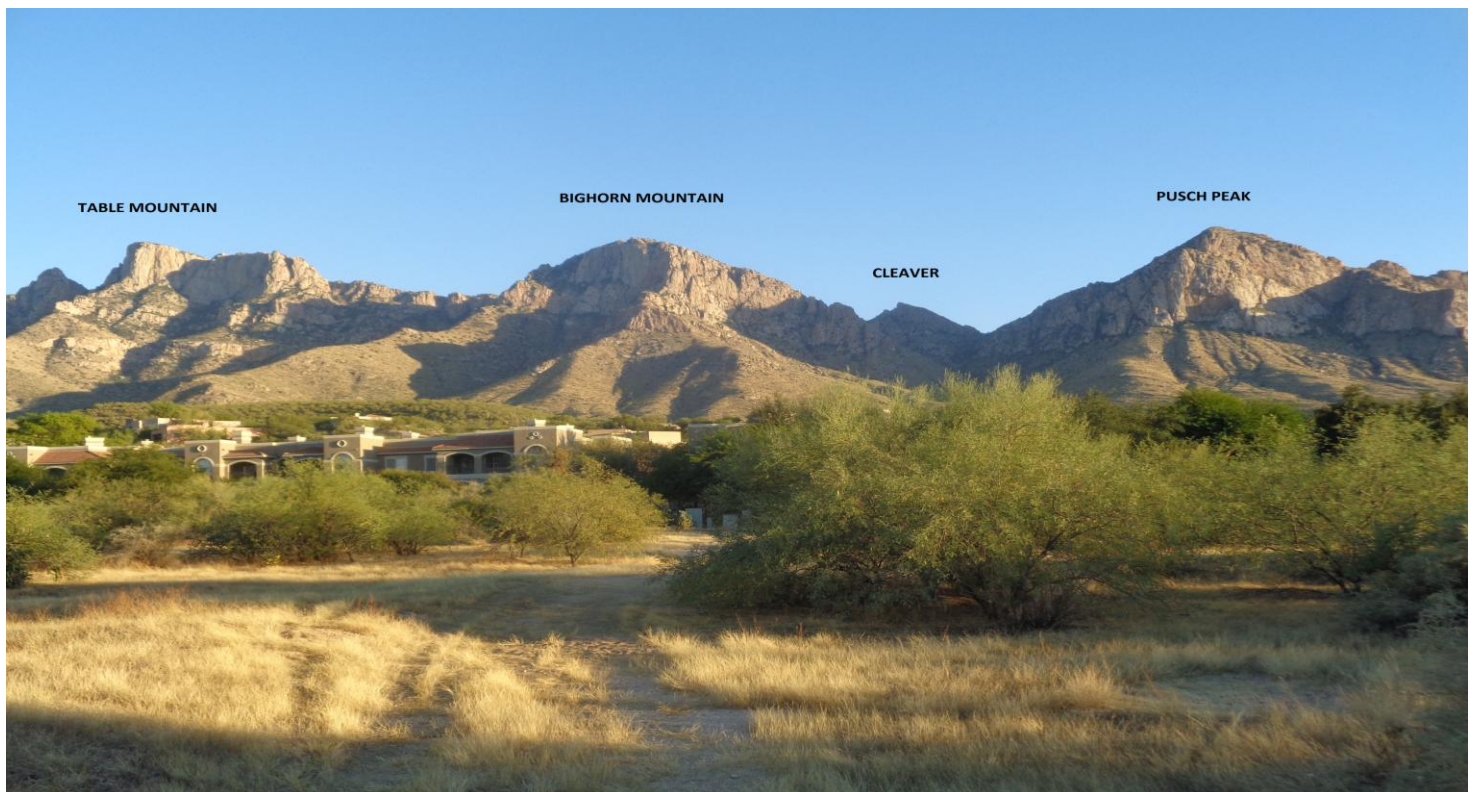
Welcome...

We are happy to welcome the newest feature to our newsletter " **A Look Outside**" Mark Wilson, a long time homeowner here at BC and published author, has volunteered to share his experiences and demonstrate to our readers the myriad of hiking/cycling and walking opportunities outside our walls. His insights will range from off trail hikes, remote destinations to finding and walking the bike path and maybe a couple of scenic driving opportunities.

We hope you find inspiration to get out and hike, bike, walk and enjoy !

A Look Outside - by Mark Wilson

We are surrounded by beauty, which includes 4 mountain ranges (Tucson, Santa Ritas, Santa Catalinas and Rincons). Our community sits on the western edge of the Santa Catalinas and what we see when we look to the east, is Pusch Ridge. Pusch Ridge is dominated by 4 distinct peaks as shown above. I have been fortunate to have hiked to the top of each, along with many of the other 50 peaks within the Catalinas. In this and future newsletters, I will provide information ranging from rigorous hikes to peaks, moderate hikes accessible to many and access to bike/walking paths. I hope you enjoy these reports beginning with, a hike to the top of Pusch Peak. Click on this link to read the report: <http://www.granvillebike.com/boulder-canyon-posts.html>



Reminders...

**NO
DUMPING
ALLOWED**

To all owners: **NO DUMPING IS ALLOWED AT THE TRASH OR RECYCLING DUMPSTERS IN BOULDER CANYON**

We are seeing an increase in the dumping of furniture, mattresses, large household goods and appliances in our community dumpsters. Our trash company, Republic Services, will **NOT** take household items when they collect trash from our dumpster. If you rent your unit, please advise your tenants that they are **NOT** to dispose of furniture, appliances or large household goods in our dumpsters upon moving out. They may call charitable organizations such as Goodwill or The Salvation Army for free pick-up. There are also several landfills that will take these items. Appropriate fines will be levied against anyone found illegally disposing of such items on Boulder Canyon property.

Unit Maintenance:

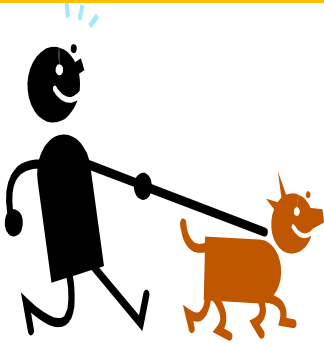
Preventive maintenance is important not only for the unit, but also for the buildings and the safety of our residents. Some issues can present hazards that could adversely affect other units besides your own.

Dryer vents: It's extremely important to keep your dryer's lint screen clean. Be sure that you or your tenants, if you are renting your unit, know that screens should be cleaned after each load. If dryer fabric softener sheets are used, 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 the vents themselves. The flexible hose from the dryer to the outside needs periodic cleaning as lint can build up inside the vent. Cleaning these vents will eliminate the build-up of lint that can ignite from the dryer heat.

HVAC (Heat/Air Conditioning) System: It's also important to change your HVAC filter frequently. 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. Ensure that the condenser drain is clear and not plugged as a plugged condenser drain may result in drainage overflow and cause damage to your unit and adjoining units. Making sure your unit is operating at peak performance means having it tuned up once a year.

Hot Water Heater: According to most experts, the average life span of a hot water heater is about 15 years. If the water heater in your unit has not been replaced since our community was built (1996) they may be at risk of failing. When they fail, break or burst, damage can be severe not only to your unit, but adjacent units also. 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. Water heaters are the responsibility of the unit owner.

~An ounce of prevention is worth a pound of cure~



Pets: We love our dogs but, for the safety of all residents, visitors and our own pets, all dogs **MUST** be held on a leash at all times while in common areas in our community. No pet is allowed to roam freely in our community. There are no off leash areas on Boulder Canyon property. Tethering of pets in any common area is prohibited.

No pets (dogs/cats or otherwise) are allowed inside the pool area or clubhouse except for disability assisting service dogs. All dog owners are required to clean up after their dogs. Failure to do so may result in fines. Bag stations are located throughout the complex as a courtesy. Please be considerate and help to keep Boulder Canyon a safe, healthy community for all of us.

Maintenance Issue???



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 walkway or carport light out, irrigation going out of control, problems with the fitness equipment or supplies or any other issue affecting the common areas of our community.

We can't fix it unless we know about it.

Remember...this service is to be utilized for common area maintenance issues. Repair or maintenance items within a Unit are the responsibility of the Unit owner.

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 or concerns that you would like included in the agenda, please send them to our property manager Geoff at gobral@paulashmgt.com

