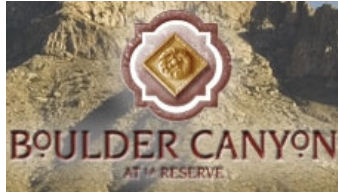


Boulder Canyon HOA Newsletter



April 2015

July 2015

President's Message:

Kurt McMillen

BOARD APPOINTMENT RESULTS AND CURRENT BOARD POSITIONS:

Immediately after the March 2015 Annual Board Meeting, the Board started the process to appoint a replacement Board member (in accordance with our By-Laws) to fill the vacancy created by Tom Morton's resignation. In order to broaden the opportunity to all HOA members, the Board announced the position vacancy (and solicited applicants) in late March 2015 through Paul Ash Management. We received many outstanding applications! This fact, though, made the down-selection to a final candidate very difficult. Thanks so much to all homeowners who applied.

I am very happy to announce that Brett Holdridge has been appointed to the open Board position (and he will serve until March 2016 when the position comes open again for our normal annual vote).

As a result, the current Board positions are:

President – Kurt McMillen

VP – Marcy Fralick

Treasurer – Susie Sundsby

Secretary – Chris Ferril

Director At Large – Brett Holdridge

Paul Ash Management Rep – Geoff Obral

TRANSFER OF RENTAL UNITS OWNERSHIP AND IMPACTS TO THE HOA:

As you may or may not know, Real Capital Solutions recently sold their remaining holdings (approximately 32 units) to a new investment group (Scotia Holualoa Boulder Canyon II, LLC). Unfortunately, there was little communication from, and coordination by, either Real Capital or Scotia during the sale process. As a result, both Paul Ash Management and the HOA Board are still resolving a number of "unanticipated consequences" of the sale, including the following:

a. We now have no on-site management presence in the club house from the new investment group's management company (Sinclair Associates). Note: A Real Capital management company representative (Jodi Osego) was previously present on-site.

b. As a result of no on-site management presence, we cannot accept large parcels from the U.S. post office or other carriers (e.g. UPS and FedEx) at the club house (**see additional details below**).

c. We are concerned about how enforcement of BC HOA CC&Rs, By-Laws, policies and guidelines are going to be accomplished by Sinclair Associates for those rental units that they now manage.

d. We are working with Sinclair Associates to identify the process by which we control access to common areas (e.g. the pool, club house and workout room) for their rental unit tenants.

Paul Ash Management is working with the HOA Board to resolve these, and other issues resulting from the transfer of rental unit ownership. The HOA Board will soon have a meeting with both Scotia Holualoa and Sinclair Associates to help identify solutions for all remaining issues.

We do have contact information for tenants in rental units managed by Sinclair Associates. The point-of-contact for all payments (as well as tenant/unit issues, lease renewals, and whatever else may arise) is:



Stephanie Meigs
Sinclair Associates
1760 E. River Rd. Suite 125
Tucson AZ. 85718
Office: 520-577-5120
Fax: 520-577-5123
Cell: 520-971-3867



CLUBHOUSE LARGE PARCEL MAILROOM SERVICE DISCONTINUED:

The clubhouse will no longer accept package deliveries for Boulder Canyon residents since we now have no on-site management presence in the clubhouse. Please make alternate arrangements for future deliveries.

Our on-site maintenance technician was temporarily accepting packages, but that was quickly stopped because he would have had to leave the package room open and unattended while he accomplished to his full-time maintenance responsibilities (which is, obviously, inadequate security). Additionally, our maintenance technician does not have time during the day to handle multiple package deliveries.

Although some private carriers (like UPS) will deliver large parcels to a tenant's door when they don't fit into the standard unit mailbox, the USPS will not. The BC HOA Board looked into the installation of "Parcel Boxes", but those approved by the USPS are cost-prohibitive.

As a result, until we identify an acceptable long-term solution large USPS parcels will have to be picked up at the local U.S. Post Office (Tangerine and La Canada). Additionally, UPS and FedEx deliveries will have to be made either "to your door" or the packages will need to be delivered to, and picked up at, one of their shipping centers in the Tucson area.



With respect to UPS specifically (they have a store across Oracle Road next to Fry's):

- You can rent a mailbox monthly or yearly (if yearly, the first three months are free) and your address would be their address with your box number.
- Your box is accessible 24/7, but packages are only available during their business hours.

- If your package needs to be signed for, one of their employees will sign for it. You will then show ID in order to receive it.
- Whenever a package is received, you will be notified via email or text message of the day and time it arrived. Your email will also show the name of the employee who signed for it, if that was required.
- If you choose not to rent a mailbox but still wish to have packages delivered to the UPS Store, there is a \$7.50 fee per package delivered payable upon pickup.
- UPS accepts packages from all carriers (including the USPS) as long as you use the UPS Store address rather than your Pusch Wilderness address. A package pick-up fee of \$7.50 per package still applies if you do not have a mailbox with them.



ELECTION COMMITTEE MEMBERSHIP:

As we communicated in last quarter’s newsletter, Susie Sundsby (Board Treasurer) was appointed as the next Election Committee Chairperson in preparation for the elections that will take place at our next Annual Meeting in March 2016. Please contact Susie (through gobral@paulashmg.com) if you would like to be a member of this year’s Election Committee.

HOA BOARD MEMBERS CONTACT INFORMATION:

All Board members can be reached through Geoff Obral (Property Manager at Paul Ash Management; PAMCO) at email address gobral@paulashmg.com, phone number 520-795-2100 ext. 112, or the following physical address:

Paul Ash Management LLC
 3499 N. Campbell Ave. Suite 907
 Tucson, AZ 85719

We welcome and encourage residents to contact Board members (through PAMCO) with questions, comments, observations or suggestions you might have.

The Board strongly encourages all residents to visit the Boulder Canyon community web site at www.bouldercanyonhoa.com to access much of the information you need to know about the Boulder Canyon community. If you do not have current internet access, please feel free to use the computers in the Clubhouse to access our community internet page above.

We also use multiple methods of homeowner communication (including the bulletin board in the mailroom), so please keep checking the web site and bulletin board, read “PAMCO Blast” emails and read the Newsletters when they are distributed. In order to receive the emails, please make sure PAMCO has your current email addresses. If you don’t have an email address, make sure PAMCO has your current U.S. Postal address.

NEXT SCHEDULED HOA BOARD MEETING:

As shown on the Boulder Canyon HOA community web site, Board meetings are held the third Wednesday in the following months: January, March (our Annual HOA Meeting), September and November. Board meetings are held in the Boulder Canyon Clubhouse at 6:00 p.m. AZ time. Our next meeting will be held on **Wednesday, September 16th.** See you there!

COMMUNITY MAINTENANCE:

We can’t say it enough (so we are repeating this request again)! We need your help to be our eyes and ears. As you have walked around our community in the past, have you noticed maintenance issues that should be addressed? Good! The Board relies on residents to help the Board maintain and improve our property. If you notice any maintenance item you think needs attention, please provide input to PAMCO

(gobral@paulashmgt.com), submit a maintenance request (found on the Boulder Canyon website under Maintenance Request on the left side directory and follow the links), or talk to a Board member so that we address your concern as quickly as possible.

Thanks for all your help and all you do to assist your Board members! We constantly receive input from both visitors and homeowners that Boulder Canyon remains one of the premier locations in Oro Valley. We definitely want to keep it that way!

Treasurer's Report:

Susie Sundsby



FINANCIAL REVIEW:

The independent review of our financial statements for the years ending December 31, 2013 and 2014 was completed by HBL CPAs in April 2015. The published report can be found on our website. If you have any questions, Susie can be contacted by emailing Geoff Obral at gobral@paulashmgt.com.

2015 BUDGET PERFORMANCE TO DATE (1/1/15 THROUGH 5/31/15):

The HOA continues to show favorable results to our budget for total operating expenses. We did incur additional small increases for water irrigation line repair and plumbing expenses.

2015 CAPITAL CURRENT/PROJECTED EXPENSES AGAINST PLAN:

- The pool fountain refurbishment has been completed and met the budget.
- The repair and resealing of asphalt in the BC parking lots and roadways was just completed at the approved competitive bid of \$23,990. The 2015 budget of \$16,500 was based on the 2015 reserve study, so we are running over budget here.
- Exercise Equipment: We replaced the broken elliptical machine that was not in our capital budget.
- Swale work remediation has cost \$11,195 as of May 31, 2015 versus our 2015 total annual budget of \$10,000.
- Roof work is in process. Expect completion within two weeks and we are on budget.

Major Projects Completed / In-Progress:

Geoff Obral

As we move through the summer, many projects have been completed, are in progress, or are coming soon. Please see below for information on this items and feel free to contact Geoff Obral at Paul Ash Management for more information.



ROOF MAINTENANCE:

The Board of Directors recently selected a roof maintenance contract with Rock Roofing, LLC. This project began in early July 2015, and is scheduled to be complete by the end of the month. The main focus of this project is to seal around the flashing of the roof parapet walls, scuppers, and all roof protrusions (vent pipes, chimneys, etc.).

STUCCO REPAIR (GARAGES 1 – 6):

The stucco along the back of garages 1 through 6 began to show signs of failure. This section of stucco has been removed and reworked to prevent building damage.

COMMUNITY STREET AND PARKING LOT MAINTENANCE:

Bates Paving has completed the seal coat maintenance of the community streets / parking lot. This has been done to help prolong the useful life of this community asset. Thank you to everyone for your understanding and cooperation during this project.



POOL AREA FOUNTAIN REFURBISHMENT:

As many of you have seen, the pool area fountain has been refurbished. The fountain has been updated to match the appearance of the pool and spa in both waterline tiles and underwater surface.

COMMUNITY WATER REPAIRS:

One pending item that will be scheduled in the near future will be to update the backflow assembly for the community water supply. This is a repair that is required of the HOA by The Oro Valley Water Department and will require the water supply to be interrupted to complete this repair. We will provide more information when this project is scheduled to allow all residents time to plan ahead.

Architectural Committee:

Chris Ferril

If you are considering any improvement or modification that will be visible from the exterior of your unit (including windows, security doors, patio lights, sunshades, window blinds, satellite dishes, screens etc.), all improvements or modifications must comply with our community CC&Rs, Bylaws and/or Rules & Guidelines (restrictions apply).

Additionally, ***before installing any improvement or modification*** the homeowner MUST submit an Architectural Change Request Form (available on BC website at:

<http://bouldercanyonhoa.com/Documents.html>

and receive written approval from the Architecture Committee (AC). This includes items listed as pre-approved by the Architectural Committee. Improvements or changes made without prior written consent may result in fines and may be removed at the expense of the homeowner. Please see the CC&Rs or contact Paul Ash Management (Geoff Obral) for additional information.

PRE-HOA IMPROVEMENTS:

The board has identified a number of units where modifications/improvements were made prior to the establishment of our HOA. Those units have received a designation of "grandfathered" for those specified modifications/improvements and will remain so until such time as the unit is sold. *Prior to the closing of the sale*, though, the modification/improvement must come into compliance with current standards and CC&Rs.



EXTERIOR CEILING FANS & STORM DOORS:

Information on approved exterior ceiling fans and storm doors has been added to the documents page of the BC Website.



SCREENS:

Replacement screens must comply with community CC&Rs and be substantially identical in color, texture and size as previously approved and installed. Screens may not block window or door grid patterns or substantially change the exterior of a unit.

Softscape & Hardscape Committees:

Kurt McMillen, Marcy Fralick, Brett Holdridge



LANDSCAPE COMMITTEE REORGANIZATION:

Due to the high level of sustained activity associated with our “Softscape” (trees, bushes, grass, etc.) and the high level of increased activity associated with our “Hardscape” (swales, decorative rock, etc.), the BC HOA Board has decided to divide the Landscaping Committee responsibilities into two new committees (Softscape and Hardscape). The BC HOA Board liaisons for Softscape will be Brett Holdridge and Marcy Fralick. The BC HOA Board liaison for Hardscape will be Kurt McMillen.

TREE TRIMMING CURRENT STATUS AND FUTURE (2015) PLANS:

Currently, we are concentrating our tree trimming efforts on trees that pose an immediate concern rather than trimming all our trees that need it. We have identified and evaluated those trees that brush against buildings, roof tops, carport roofs or have significant mistletoe. Those trees that have the greatest need will be trimmed and the mistletoe removed by the end of the year. We have submitted bid requests and received bids from Environment Control (our landscape contractor) and from Bryan Jackson (owner of Finest Trees; our preferred arborist). We should have the contract awarded by early August 2015.

CONTINUING SWALE IMPROVEMENT:

This is still an ongoing process. In the past three years, the HOA (and more specifically, the Landscaping Committee under Jim Wilde’s leadership) has made tremendous progress in repairing and improving our multitude of swales. This is especially noteworthy because the swales had received limited attention prior to the transition of ownership from the Boulder Canyon developer to the Boulder Canyon HOA.

Five very problematic swales have been remediated to date. More work needs to be done (some of the remaining work is described below). We have learned the hard lesson, though, that our annual budget needs to include consistent swale maintenance budget in order to keep our swales in proper working order.

BUILDINGS 12/13/14 SWALE IMPROVEMENT AND LA RESERVE PARTICIPATION:

The LC has solicited quotes from three contractors but only one response has been received to date. We are also working with the La Reserve Master Association since the source of water runoff that this swale has to contend with largely initiates from the La Reserve property (as an example, La Reserve placed straw wattle behind Buildings 12 and 13 to better control/channel water runoff from the La Reserve slope).

BUILDING 7/8/9 NORTH SWALE EROSION CONTROL:

We are inspecting the improvement work on this swale on at least a weekly basis. The most recent phase of improvement was establishing ice plant (which grows quickly in hotter climates) on the swale slope in order to help with erosion control. Environment Control (our new landscaper this year) placed the ice plant and is ensuring that the plants are thriving (and replacing those that are not). Once the ice plant roots well and starts growing quickly, we believe that the erosion in this swale will be well under control.

ADDITIONAL BLDG 10 SOUTH SWALE WORK COMPLETED:

The swale rework at the southwest corner of the building is complete and current indications are that the new design alleviates any vulnerability to flooding during extreme rainfall.

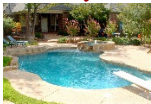
HOMEOWNER-PAID PLANTINGS:

Since Environment Control does not accept direct payment from Boulder Canyon homeowners, at this point the HOA Board cannot allow homeowners to pay for replacement plantings (over-and-above those planned and budgeted by the HOA Board and Landscaping Committee). One suggestion was to have payments made through the HOA Board, but then the payment would have to be categorized as income and we would pay taxes on it (which is not an acceptable outcome). Another suggestion was to use an alternate business from which to purchase plants, but since Environment Control maintains our landscaping, it is questionable if the plants would be guaranteed.

This was a very successful program in 2014 and previous years, so the HOA Board is still looking for a solution to reestablish this program. As soon as we identify a solution we will let you know!

Rules and Compliance Committee:

Marcy Fralick



POOL-SIDE SAFETY CONCERNS:

It has been brought to our attention by several residents that a few of our pool visitors have been bringing glass bottles and drinking glasses into the pool area. This is absolutely forbidden! Safety of our residents is our primary concern, and broken glass is a danger to all persons at the pool. Even the smallest shard can cause a serious cut. With the number of young children at the pool this summer, this is especially dangerous.

Pool Use Rules & Regulations are on sign boards at the pool, and on our web site by clicking Documents on the HOA's Home Page www.bouldercanyonhoa.com

Persons who break the pool rules will have their pool access key cards immediately deactivated. The pool is for the use of our residents and their guests only. Please make sure that you obey the rules so everyone can enjoy a safe and pleasant time around our pool.

PARKING VIOLATIONS:

There are still a few residents who are parking in covered spaces not assigned to their units. This is an issue because each owner is responsible for their covered parking space, and any damage to the roof or stanchions of the carport become the owner's liability. If you must park in a space that is not your own, please use the uncovered open spaces which are for guests and for residents' second vehicles. If it is determined that you are using someone's covered parking space without their written permission, your vehicle may be towed at your expense. For more information, please see our Rules & Guidelines by clicking Documents on our HOA's Home Page at www.bouldercanyon.com



PET CONTROL AND CLEAN-UP:

Please make sure your pets are on leash at all times (in accordance with our HOA directives), and please clean up after your pet when they are on our lawns or rocks/gravel. Without being leashed, well-behaved pets can still run uncontrolled without warning and this endanger residents, delivery people and traffic within our complex.

Feces left on the grass or rocks is a serious health concern. Many people walk on the grassy areas to get to and from their units and children play on those areas. It is not the responsibility of the landscapers or our maintenance personnel to clean up after your pet; it is your responsibility. Please be considerate of the other residents and use the "doggy stations" conveniently located throughout the complex, or bring your own bags and "pooper-scoopers".

We have several coyotes and bobcats who traverse through our community looking for lunch or dinner. For your pet's health and safety, it is imperative that all pets be indoor pets.

Miscellaneous Items:



BOOK CLUB: Book Club meets every other Wednesday, September through May, at 3:00 p.m. in the Clubhouse. Summer meetings are once a month. Please check the bulletin board in the mail room for current book selection and date of our next meeting. Everyone is welcome to attend our meetings and reading the current book is encouraged, but not required. We are a social group as well as a Book Club, and enjoy meeting new people.

There is always great discussion, wonderful conversation and delicious food! Our next meetings are August 12th, September 9th, October 7th and November 4th at 3:00 p.m. in the Clubhouse. If you would like to be added to the book club's mailing list for updates, reminders and our newsletter, please contact Marcy Fralick at MarcyAF@aol.com