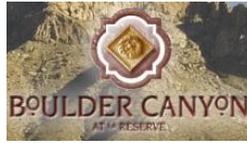


# Boulder Canyon HOA Newsletter

Volume 5 Issue 2



January – March 2015

## *President's Message:*

*By: Kurt McMillen*

### **BOARD ELECTION RESULTS**



Congratulations to Chris Ferril, our newly elected Board member as of the March 18, 2015 Annual Meeting. Her knowledge of Boulder Canyon and her attention to detail is a valuable addition.

Currently our Board Members are: Kurt McMillen: President

Marcy Fralick: Secretary

Susie Sundsby: Treasurer

Chris Ferril: Director at Large

You may be aware that Tom Morton, our former Vice-President, recently sold his condominium and resigned from the Board earlier this month. In accordance with our Bylaws, the Board will appoint a homeowner to fill this position until the formal election process at the 2016 Annual meeting. Since the Board wants to identify everyone who is interested in filling this position, all homeowners recently received a Paul Ash Management flyer (via email) or will soon receive the flyer (through USPS mail if homeowners do not have email) announcing this position opening. Please consider submitting your name as a candidate and make sure to return your application by the April 15<sup>th</sup> deadline. Our community can use your help!

### **ELECTION COMMITTEE MEMBERS**

As announced at the March 2015 Annual Meeting, 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. Although this seems to be a very early request, if you would like to be a member of the Election Committee, please contact Susie at: [gobral@paulashmg.com](mailto:gobral@paulashmg.com)



## HOA BOARD MEMBERS CONTACT INFORMATION

All Board members can be reached through **Geoff Obral** (Property Manager at Paul Ash Management; PAMCo) at [gobral@paulashmgt.com](mailto:gobral@paulashmgt.com) phone: 520-795-2100 ext. 112; physical address: **Paul Ash Management, 3499 N. Campbell Ave., Suite 907, Tucson, AZ 85719**. We welcome and encourage residents to contact Board members 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](http://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 page, above.

We also use multiple methods of homeowner communication including the bulletin boards in the mailroom, so please keep checking the web site, read "PAMCo Blasts" and read the Newsletters when they are distributed. In order to receive the emails, please make sure we have your current email addresses, and if you don't have email access, your 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 of the following months: January, March (our Annual HOA Meeting), September and November in the Boulder Canyon Clubhouse at 6:00 p.m. AZ time (MST). Our next meeting will be held on **Wednesday, September 16<sup>th</sup>**. See you there!

## COMMUNITY MAINTENANCE

Our elliptical machine in the cardio room broke down the last week of March, and parts are no longer available for it. We are in the process of finding a replacement for it, and hope to replace it soon.

**We can't say it enough!** 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](mailto: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!





# Architectural Committee

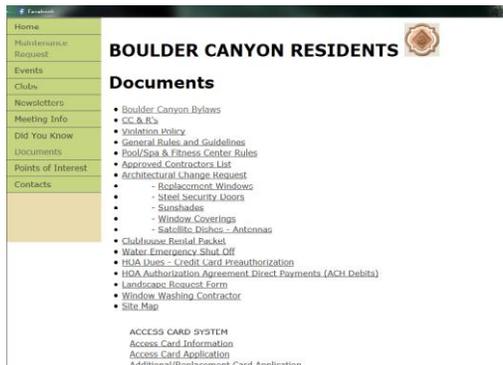
By: Chris Ferril



## ARCHITECTURAL CHANGES

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.. any improvements / modifications 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 will need to submit an Architectural Change Request and receive written approval prior to any work being done.

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](http://www.bouldercanyonhoa.com), under Documents on the left hand side of the home page, or by contacting Geoff Obral at [gobral@paulashmgt.com](mailto:gobral@paulashmgt.com) or 520-795-2100 ext. 112.



## DOOR COLORS

The front and patio doors to your unit must be compliant with our CC&R's. This includes the door, door frame and door grids. Dark brown is the only approved color. Pre-HOA colors on patio door grids that are yellow or white are not allowed.

## GARAGE DOOR KEYPADS

If you are upgrading your garage door opener, you may be in for a surprise. New openers are now equipped with keyless entry using a number keypad instead of key locks. Please note that garage keypads are a **pre-approved** item not requiring an ACR form.

## SCREENS

It has been noted that many unit's window screens are fraying or torn. When you replace your screens, remember, replacement screens must comply with our CC&R's and be the same color, texture and size as previously approved and installed. Screens may only cover the side of the window that opens, no full window screens.

# Landscape Committee

By: Kurt McMillen



## SWALE IMPROVEMENT

You have recently seen, and will continue to see in the next few weeks, swale improvements made around Building #2, Building #6 and Building #10. These projects are being completed to provide further protection to our buildings primarily from rainwater damage. Additionally, there are other swale issues that will also need to be resolved. Good examples are the swales that exist next to the buildings that border our community on the south edge. The Landscaping Committee members are doing a great job to not only identify and repair these immediate issues, but they are also developing a strategic swale improvement and maintenance plan that will help correct our swale issues well into the future. If you have any questions about these plans, please talk to Jim Wilde (LC Lead) or any other LC member.

### Members of the Landscape Committee are:

Kurt McMillen – Board Chair; Jim Wilde, Marcy Fralick, Carol LaCroix, Linda Balzer, Brett Holdridge and Steve Blackburn

## BUILDING 7/8/9 NORTH SWALE EROSION CONTROL



In early April 2015, Environment Control (our new landscaping contractor) will be planting ice plants all along the Building 7/8/9 swale south slope (along Pusch Wilderness Dr.) to help preclude further erosion of slope soil into the rock swale. This is a typical use of ice plant because it stays low to the ground, spreads quickly and requires little maintenance. We will also possibly be using “straw wattles” in other selected (and mostly hidden) areas since they are an excellent way to control sediment, erosion and storm water runoff. They also effectively filter out sediment while still allowing water to flow through them.

## PLANTINGS

Members of the landscape committee recently harvested off-shoots of a large Agave on the premises and planted the off-shoots on the flat between Building #12 and #13. That area has been barren for a few years, so the hope is that these will grow and provide a little bit of green to the area.

## RESIDENT REQUESTS

If you would like to enhance the area around your unit with flowers, bushes or trees, you may submit a request to the Landscape Committee through Geoff Obral at Paul Ash Management [gobral@paulashmgt.com](mailto:gobral@paulashmgt.com). All requested enhancements will be at the resident's expense, and will be dependent on the availability of water, if needed, compatibility with the existing community landscaping plan and suitability to our climate. Requests will be reviewed by our landscapers, Environment Control, to determine if plantings are available and suitable for the climate and community landscape design. A price list will be furnished to the resident, with the available plant varieties and sizes requested.

# Rules and Compliance Committee

By: Marcy Fralick



## PARKING VIOLATIONS

We continue to have residents choosing to park in open, visitor spaces, or empty carport spaces, rather than their unit's assigned carport space. This is especially prevalent on the east side of the complex between buildings 10 and 14 where there are very few visitor spaces. Parking in a visitor space rather than your assigned carport space is a violation of our CC&R's. Visitor parking is at a premium on the east end of the complex, and residents need to keep those spaces free for our guests. Resident carport spaces are assigned to their individual units, and each unit owner is responsible for their carport space. Year round residents many only use winter resident spaces if they have a signed agreement with the winter resident per our Rules & Guidelines at [www.bouldercanyonhoa.com](http://www.bouldercanyonhoa.com) under Documents.

## CC&R'S, BYLAWS AND RULES & GUIDELINES

During the spring months, and leading into summer, we have an increase of units being leased, as snowbirds return to their summer homes. With an increase of leased units, comes an increase of Rules & Guidelines and CC&R violations. Property owners who lease their units must print and keep a copy of the CC&R's, Bylaws and the Rules & Guidelines in their units for guests to review. These documents can be found on our website under Documents on the home page. If you use a management company as your leasing agent, please make sure they have copies of each document in your unit at all times.

Also, if you are planning to rent your unit, you must file a copy of your lease with PAMCo. Each lease must be for 30 days minimum, and no sub-letting is allowed. Again, if you use a Management company, please make sure that they adhere to these rules.

If you have any questions about the Rules & Guidelines or the CC&R's, of if you'd like to become a member of the R&C Committee, please contact Geoff Obral at [gobral@paulashmgt.com](mailto:gobral@paulashmgt.com) or one of the members. **Rules & Compliance Committee members are:**

Marcy Fralick – Board Chair, Carol LaCroix and Jan Keepers

## MISCELLANEOUS ITEMS



The Book Club meets every other Wednesday in the Clubhouse at 3:00 p.m. Our next meetings are April 8<sup>th</sup> and 22<sup>nd</sup> ; May 6<sup>th</sup> and 20<sup>th</sup> ; June 3<sup>rd</sup> and 17<sup>th</sup>, July 1<sup>st</sup>, 15<sup>th</sup> and 29<sup>th</sup>; August 12<sup>th</sup> and 26<sup>th</sup>. Book Club news and contact information is posted in the Bulletin Board at the mailboxes. Everyone is welcome, and it's not necessary to have read the current book, just come for the chat and refreshments!



Jill Perry and Betsy Bowie of The Social Committee put on three very well attended get-togethers this year, and the last one this season will be on **April 25<sup>th</sup> at 4:30 p.m.** in the Clubhouse. Everyone is invited! Bring a beverage of choice (no glass, please) and an appetizer to share! See you then!