

December 2014 Boulder Canyon HOA Newsletter



HOA BOARD MEMBERS AND CONTACT INFORMATION:

As a reminder, the current 2014 Boulder Canyon HOA Board members and contact information are as follows:

- Kurt McMillen, President
- Tom Morton, Vice-President
- Marcy Fralick, Secretary
- Susie Sundsby, Treasurer
- Brian Wilson, Director At Large

All Board members can be reached through:

Geoff Obral ~ Property Manager at Paul Ash Management (PAMCO)

Email: Gobral@paulashmgt.com

Phone: 520-795-2100 (ext. 112)

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

The Board also strongly encourages all residents to visit the Boulder Canyon community web site 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 web site shown above.

We also use multiple methods of homeowner communication (including local bulletin boards, of course) so please keep checking the web site, read emailed "PAMCo Blasts" and read the Newsletters when they are distributed.

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 (this is the month of our Annual HOA Meeting), September and November in the Boulder Canyon Clubhouse at 6:00 p.m. AZ time. That means that our next meeting will be on **Wednesday, January 21st**. See you there!

President's Report: Kurt McMillen

- ★ **We Need Your Help To Be Our Eyes and Ears!:** As you have walked around our community in the past, have you ever noticed maintenance issues that should be addressed? Good! The Board relies on residents to help the us maintain and improve our property. If you notice any maintenance item that you think needs attention, please provide input to PAMCo (using the email address shown above) or talk to a Board member so that we address your concern as quickly as possible.

For your information, existing maintenance issues that have been identified are currently being worked on. The items include (and this is not an all-inclusive list): No parking red curbs that need to be repainted, no parking signs that are faded and need to be replaced, clubhouse cosmetic touch-ups, etc. We have also identified the need for additional “reserved parking” signs in the carports and building number signs at all entrances.

Thanks for your help and all you do to assist your Board members! We consistently 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!

- ★ **Major Projects Completed, In-Progress and Planned:** The Board is currently reviewing capital projects for the 2015 budget year. Items currently under review include: Re-painting of metal surfaces (handrails, fencing, light posts, carports, etc.), sealing the cracks of the parking lot and roadway, and general roof maintenance. These items will be evaluated with the updated Reserve Study for proper financial planning. As these projects continue to develop, updates will be broadcast to the community members to keep everyone as informed as possible.

- ★ **Board Meeting Minutes on Boulder Canyon Web Site:** We have recently placed our draft Board meeting minutes on our web site and then waited for our next scheduled Board meeting to approve them. We are now planning, though, to get our minutes completed and approved well prior to the next meeting and then place them on the web site. In this way, you will know that any corrections have been made and the Board has unanimously approved the minutes for distribution.

- ★ **Privately-Owned Sale of Garages: (Repeat Reminder!)** In accordance with our HOA directives, the sale of privately-owned garages must be reported to the HOA Board through Paul Ash Management. This is because (in order to comply with Pima County recording requirements) the HOA Board must prepare and record an “Amendment to the Declaration” (i.e.; An update to our CC&R’s) to properly document the transfer of the garage ownership. Additionally, the Amendment must be signed by both the Seller and the Buyer. Lastly, the legal fees associated with preparing and recording the Amendment are paid by the new owner of the garage.

If the Paul Ash Management / HOA Board notification is not provided in a timely manner (that is, at time of sale), then the Pima County records will not be current and future transactions associated with the garage will be negatively affected.

One other important note: A garage ownership transfer need only be conveyed by an Amendment to our CC&Rs. If you own a garage that was conveyed by a Deed of Conveyance, you may be needlessly paying property taxes on the garage. If you are a garage owner, you should verify if this applies to you or not. If there is an error, the HOA Board recommends that you contact the Pima County Assessor’s Office to correct the error.



★ **2014 Oro Valley HOA Forum:** Kurt McMillen attended the Oro Valley annual HOA Forum on October 14th, 2014 (which was sponsored by the Arizona Association of Community Managers). Highlights included the following:

There are a few members of the Oro Valley Water Utility Commission (a volunteer organization) leaving at the end of CY14. They are looking for new members. If interested, contact Oro Valley.

Karin Boyce (the Water Conservation Specialist for Oro Valley) performs Water Conservation Audits free of charge, and we are currently coordinating with her for a Boulder Canyon audit.

Oro Valley has an “Aquahawk” water use alert system that is wirelessly connected to the newer residence / community water meters (which we have). With this system, customers can see extreme water use variances even on a daily basis. We have registered both Boulder Canyon HOA accounts (irrigation and multi meter water) and Oro Valley Water will now send us email alerts when our water usage indicates a possible water line leak. For your information, during the last 365 days for the irrigation account there was abnormal water usage detected on 8/2/14 and on 10/9/14 (at this late date, though, the causes cannot be investigated). There was no abnormal water usage for the multi meter water.

The state population is expected to double between 2007 and 2035, and CAP (Central Arizona Project) is capacity / conservation planning to this level of growth. But due to the continuing drought and the low level of Lake Mead (the storage lake for our area), there is a 50% probability that water conservation controls will hit in 2017.

If anyone wants to see the full notes I took, please ask!

★ **March 2015 Board Election Preparation:** For your information, we have one Board member position (Brian Wilson – Director At Large) that is coming open this year. The Nominations Committee Chairperson is Tom Morton. If you would like to be a Nomination Committee member to help oversee the election process (including counting and validating votes) please send a message to Geoff Obral at Paul Ash Management.

We will also be sending out subsequent notices for nominations and the associated application process. If you would like to help your Boulder Canyon community by participating as a Board member, we welcome your application!

★ **La Reserve Master Association Notes:** La Reserve is developing a 5-year Master (Landscaping) Plan. Some of the focus areas include: 1) Hillside drainage conditions where silt deposits upon roads, sidewalks and other common areas (we should be able to leverage from the corrective actions they identify), and; 2) Use of Entry monuments (including the “directory wall” one at the corner of our property). The Master Association is also about to start construction of a new sidewalk along La Reserve Drive (to be finished by the end of the year). It is supposed to extend from the north La Reserve gate to Oracle Road and wrap around to the existing sidewalk on Oracle.



Treasurer's Report: Susie Sundsby

- ★ **2014 Actual Expenses vs. Budget:** Through October 31st , 2014 our total Operating Expenses continue to be in line with the HOA budget and the total Capital expenditures reflect a favorable variance (this is primarily due to the solutions we have implemented to improve our water irrigation system and the associated water billing). The irrigation system, though, will need to be further evaluated for repair and/or eventual replacement.

The Water Fee Reimbursement Income account reflects a reimbursement rate of 78% of total sewer and water expenses through October 2014 (which is higher than at the beginning of the year and is now at a more normal level).

- ★ **Water Meter Maintenance and Water Expense Improvement:** There are now only 12 remaining homeowner units that require battery replacements installed by Tom (our on-site maintenance representative) to complete this project which has been underway since March 2014. For those homeowners who have been away and have not had batteries replaced, please contact PAMCo to schedule a battery replacement. We have registered for the Oro Valley “AquaHawk” water use alert system that will send out email alerts when our community is experiencing abnormal water usage, and we will use these alerts to schedule follow-up on potential leaks and implement repairs. Additionally, we are in the process of scheduling a free Oro Valley water conservation audit.

- ★ **Upcoming CY15 Budget Development Plan:** Next year's Preliminary Operating Budget is in the review stage with the Finance Committee (FC). Upon receiving the published 2015 Reserve Study the Board will be prioritizing cash flow anticipated expenditures for inclusion in the Capital Budget. Susie Sundsby held a FC meeting on Tuesday, December 9th where interested homeowners were updated on the status of the draft Operating and Capital budgets and answer any questions. The final CY15 budget will be published and communicated to homeowners prior to the January 2015 Board meeting where the budget will be reviewed and approved.



Architectural Committee: Tom Morton

- ★ **Architectural Change Approval:** As a reminder, if you have any additions, alterations or improvements to your home that will be visible from the exterior, please submit the Architectural Change Request (ACR) form that can be found on the Boulder Canyon HOA web site to obtain written approval from the AC prior to implementing the change. Changes that need to be approved are discussed on the web site. We also ask that if you have an existing variance that has not yet been resolved, please work with the AC as quickly as possible to complete this action.
- ★ **Committee Membership:** We still have a need for a few additional members on the Architectural Committee (AC). If you feel the desire to participate (and we can use your help!) please contact the Board through Geoff Obral at Paul Ash Management (see the contact email and phone number above).
- ★ **Homeowner Communication:** FYI, the HOA bulletin board in the clubhouse is provided for your use. Please do not place flyers or any other like item directly on Clubhouse windows or inside or outside walls.
- ★ **Door Colors:** As a reminder, your door paint color must be compliant with our CC&R's. The allowed colors have changed a bit since the Boulder Canyon HOA was formed and pre-HOA colors (yellow and white) are not allowed.

Landscaping Committee (LC): Kurt McMillen

- ★ **Remaining Landscaping Projects for 2014:** We do have remaining 2014 projects (such as the Bldg 7/8/9 North Swale Erosion Control project described below) that still need to be completed. Since we are transitioning landscaping contractors between now and the beginning of 2015, our current plan is to capture the projected Landscaping budget underrun and roll it over to supplement the 2015 Landscaping budget. We can then work with our new landscaping contractor to complete the remaining 2014 projects quickly and (we anticipate) at a higher quality level. This plan is also prudent because any new plantings will not thrive in the current colder temperatures.
- ★ **Bldg 7/8/9 North Swale Erosion Control:** Although the Bldg 7/8/9 swale rebuilding project was completed earlier this year, the recent dramatic rain storms showed that our erosion control is inadequate. Through Complete Landscaping (our current landscaping contractor), we attempted to plant ground cover to help control the erosion, but it was too little too late. As a result, we still have a swale erosion problem in this location (and other locations around the complex (such as Bldg 16) for which we are developing short-term and long-term solutions. The interim solutions may consist of: 1) Additional ground cover on the Bldg 7/8/9 swale (our 2015 landscaping contractor, Environment Control, recommended ice plant as the ground cover of choice); 2) "Straw wattle" (at the Bldg 7/8/9 swale and other swale locations), or; 3) A combination of these and other solutions. Although the long-term solution has not yet been addressed, we will keep you informed on its progress. Unfortunately, the colder weather at this time is not conducive to additional erosion-control plantings, so the corrective action(s) will be completed in 2015.



★ **Landscaping Improvement Requests and Follow-Up on Pre-Summer Requests:** *(Repeat Reminder!)* There were a few homeowner requests that were submitted right before the summer months (these requests were for additional plants / trees to be paid for by the requesting homeowner). Most have not yet been fully planned and/or completed. Please follow-up on your request, if applicable, so that we can get it through the review / approval / completion cycle.

★ **2015 Landscaping Contractor Selection:** The Landscaping Committee recommended, and the Board concurred, that Environment Control be selected as our new landscaping contractor for 2015. The Landscaping Committee members were impressed with their management participation, real-time communication, technical knowledge, creative solutions and many other areas touched on during the interview process. For your information, Environment Control is also the landscaping contractor for the La Reserve Master Association, Oro Valley Hospital and many other major developments in surrounding community. We believe that you will see the difference!

Rules and Compliance Committee (R&C): Marcy Fralick

★ **Holiday Decorations and Lighting:** As a reminder, our General Rules and Guidelines allows residents to tastefully decorate their patios, balconies, and railings with decorative lighting from one month before until two weeks after the celebrated occasion (this includes non-lighted decorations such as garland as well. We will be updating the General Rules and Guidelines in the future to state this. This includes all the major holidays throughout the year.

★ **Flag Displays:** Flags may be hung from the railing or from a flag mount on the stucco of the balcony or patio. Arizona Revised Statutes §33-1808 allow for the display of the following flags:

The American flag

The United States army, navy, air force, marine corps or coast guard flag

The POW/MIA flag.

The Arizona state flag.

An Arizona Indian nations flag.

The Gadsden flag.

★ **Car Parking Violations:** There appears to be an increase in the number of vehicles, both residents and visitors, parking in assigned (covered) parking places that are not their own. Each unit has been assigned a covered parking space, and our General Rules and Guidelines state that you must use your own assigned space unless you have **written** permission from another resident to use their covered space. You must also use your own assigned space rather than using visitor spaces, as the visitor spaces are severely limited in certain areas of the community. Visitors may use any of the uncovered parking spaces in the complex. If you find an unauthorized vehicle parked in your assigned parking space, we recommend first placing a friendly written reminder on the vehicle windshield stating that they are parked in a privately-owned parking space and they need to park in either their own space or, if visiting, a visitor (uncovered) parking space. If there is a repeat offense, you may call a towing company and have the violating vehicle removed. The HOA Board will also be assessing the number of parking restriction signs posted in the complex to determine whether additional signs are necessary.

Miscellaneous Items:

- ★ **Book Club:** The Book Club meets every other Wednesday at 3:00 p.m. in the Clubhouse. We will resume meeting on January 7th, 2015, same time, same place. For January, we are reading "The All-Girl Filling Station's Last Reunion" by Fannie Flagg, and "Bel Canto" by Ann Patchett. If you would like to be added to the email list for Book Club notices, please contact Geoff Obral at gobral@paulashmgt.com and he will forward your name to the Book Club.
- ★ **Social Committee:** The Social Committee is on hiatus at this time; the club will re-energize as participating residents return for Winter and Spring. Last year, the Social Committee was led by Jill Perry and Betsy Bowie who organized some fun activities and will again this year! If you would like to be on the Social Committee and help with monthly Happy Hours, parties or other get-togethers, send Geoff Obral at Paul Ash Management an email (preferred) or give him a call and he will forward your name onto the Social Club Chairwomen. All residents are welcome to join.
- ★ **Updated Contact Information:** Please make sure we have your current U.S. Postal and email addresses so that you don't miss important Paul Ash Management "Blasts" that are periodically distributed!
- ★ **Recycling Reminder:** During the holidays we have a significant increase in trash and recyclables. Republic Recycling **DOES NOT** allow the following to be placed in our recycling bins: Styrofoam containers, packing peanuts or plastic bags of any kind (including plastic grocery bags, plastic department store, plastic dry cleaning, Hefty or Glad type bags of any size or plastic wrap such as found around toilet paper, diapers, paper towels, toys, etc.). Additionally, absolutely no food or food scraps of can be placed in the recycle containers.

When you have approved recyclables, please place them in the recycle containers as loose items (preferably in paper bags or cardboard boxes) and please make sure to throw **ONLY** recyclables in recycling containers. Also note that all metal, steel or plastic food containers **MUST** be rinsed out before putting them in the recycle containers.

Please read the attached Republic Recycling flyer that provides additional holiday recycling procedures and guidance.

