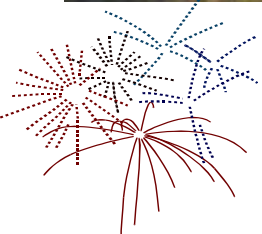




Happy New Year 2014



*“The great thing in the world is not so much where we stand, as in what direction we are moving”
~Oliver Wendell Holmes~*

A Message from the Board...

Boulder Canyon is entering into its fourth year as an HOA and we extend our thanks to all of our volunteers for their dedication and support. With your help we have made tremendous strides in establishing Boulder Canyon as a premier community.

We appreciate those faithful homeowners who have spent the last few years participating on various committees. Each of you has spent numerous hours dedicated to making Boulder Canyon a better place to live and for that we say “Thank You”.

As an HOA Board we look forward to our current and new opportunities. In order to most efficiently and effectively identify, prioritize and implement solutions resulting from these opportunities, the HOA Board is revising the structure of our currently-designated committees as follows:

1. Committee Chairpersons: The following sitting board members will serve as chairs for each of the following committees:

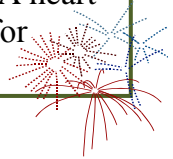
- | | | |
|--------------------|---|---------------|
| Architecture | - | Tom Morton |
| Finance | - | Susie Sundsby |
| Landscaping | - | Kurt McMillen |
| Rules & Compliance | - | Kurt McMillen |

The chairs will be charged with recruiting new volunteers for their respective committees. They will be accountable for providing direction to committee members regarding their responsibilities to the board and our community.

2. Committee Membership: We encourage homeowners who have not previously participated on committees to volunteer in order to provide new and fresh approaches on how to tackle these opportunities. We understand the associated time and effort that committee membership requires, so we thank you in advance for your commitment. We also know that the Boulder Canyon HOA will be better off with your participation.

Are you interested in volunteering for a specific committee? If so, please email bouldercanyonboard@hotmail.com and your interest will be communicated to the appropriate committee chair.

Again, to the previous committee members who have worked so tirelessly these past few years: A heartfelt “Thank You!” for selfless participation. And to new volunteers, we also say “Thank You!” for stepping up to the challenge!



Did you know???

Minimum Water Rates



As communicated in December 2013, to address the HOA's ever increasing water expenses, the HOA will be billing the Oro Valley Water Authority minimum rate and the \$2.00 administration fee to each homeowner. The minimum charge applies to ALL units, whether occupied or unoccupied. For example, if your current usage has been recorded as under 1500 gal, you will now be billed the minimum usage charge of \$14.19 plus \$2.00 administration fee, for a total of \$16.19 for that month. Be advised that water usage in excess of the 1500 gal minimum will be charged at the current rates.

Maintenance Issue???



Need to report a Common Property Maintenance Issue?

You can notify Paul Ash Management of any required maintenance to the Common Grounds and Property by going to the Boulder Canyon Website.

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 that enables us to document problems and their resolution. Try it next time you discover a carport light out or any other issue affecting the common areas of our community.

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

Your Home Matters

As we all would agree, it is important to be a good neighbor. One aspect of being a good neighbor is doing your part to help maintain the appearance of our community by following the HOA CC&R's, rules and guidelines and keep the exterior and surrounding common area of your unit in good shape. Patios/balconies must be kept in neat, clean condition. Outdoor furniture, furnishings, plants and pots must be of neutral color harmonious with the exterior color scheme of the unit building. Patios/balconies may not be used for storage of any kind. Nothing may be hung on the patio/balcony railings. Pet owners...Pick up after your pets.

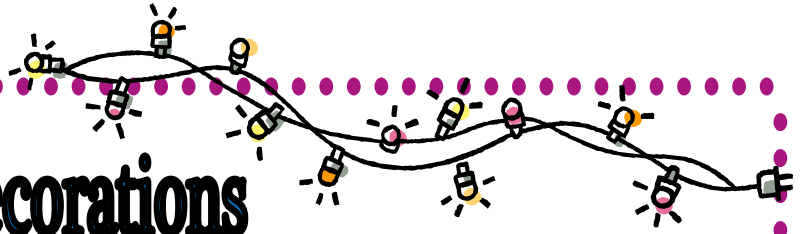
The look of our community is a reflection of all of us.

Let's do our part in keeping Boulder Canyon beautiful.



CC&R's, General Rules and Guidelines are available at <http://bouldercanyonhoa.com/documents>

Reminders...



Holiday Lights and Decorations

Reminder: Lights or decorations adorning patios & balconies
must be removed no later than
Friday January 10, 2014

Architectural Change Requests

Looking to upgrade your windows, add a security door, sunshades or new window blinds, a satellite dish etc...?

REMEMBER: Improvements or 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 Architectural Committee. You **MUST** submit an Architectural Change Request form and receive written approval **PRIOR** to any work being done.**

NOTE: Requests must be submitted by the unit OWNER.

Additional information, restrictions, documents and forms are available on the Boulder Canyon website at <http://bouldercanyonhoa.com/documents> or by contacting Geoff Obral at gobral@paulashmgt.com



Boulder Canyon Book Club 2014

Like books and enjoy discussing them?

Join us for this first meeting of the winter to decide books and dates

Boulder Canyon Clubhouse

Wednesday, Jan 8th, 2014

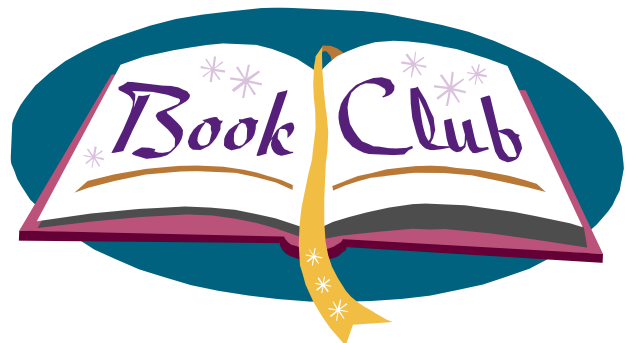
3:00 pm to 4:30 pm

Bring book suggestions and your calendar

Questions??

Betsy - 970-379-3486 or btbowie@hotmail.com

Pat - 651-797-4072 or pjheine@stcloudstate.edu



HOA BOARD MEETINGS

Meetings are held the third Wednesday of the following months:
January, March (Annual HOA), September, November

Location: Boulder Canyon Clubhouse

Time: 6:00 PM AZ time



Your attendance and input are important to us and our community.

Have an item or concern that you would like included in the agenda? Submissions must be received no later than the Wednesday prior to each meeting to be considered for inclusion in that meetings agenda.

Submit to Gobral@PaulAshMgt.com



Annual HOA Meeting

The Boulder Canyon Homeowners Association Board of Directors is pleased to announce the 2014 Annual Homeowners Meeting.

Wednesday, March 19, 2014

Boulder Canyon Clubhouse

Sign in begins at 5:30 pm with the meeting beginning promptly at 6:00 pm

Please mark your calendars and plan to attend.

NOTE: Interested in serving your community? Consider running for the Board. We'll soon be soliciting candidates to apply for two open positions on the Board of Directors. These positions would be active for a period of three years once elected at the March 19th Annual Meeting. Information and applications will be available soon.



Would you like to write an article for a future issue?

Submissions may be sent to bcnewsletter@hotmail.com

Newsletters (past and current) are available on our website at <http://bouldercanyonhoa.com/Newsletters.html>



Boulder Canyon WEBSITE!!!

Access Important Information, Documents, Rules & Regulations,

Items of Interest for all Boulder Canyon Residents at <http://bouldercanyonhoa.com>

Be sure to visit our [Facebook Page](#).  and of course “like” it!