

## ***JUNE 2014 BOULDER CANYON HOA NEWSLETTER JANUARY THRU JUNE 2014***

***HOA BOARD MEMBERS AND CONTACT INFORMATION:*** 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); Email: [Gobral@paulashmgt.com](mailto: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 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 web site shown above.

### ***CURRENT BOARD-LEVEL ACTIVITIES:***

**a. 2014 Actual Expenses vs. Budget:** Through April 30<sup>th</sup>, 2014 total operating expenses are in line with the HOA budget and we expect the 2014 year end to come in within budget. The roofing actual expenses have exceeded our budget of \$10,000, however, all other expense categories, including water expenses are on budget. The Water Fee Reimbursement account reflects a reimbursement rate of 77% of total sewer and water expenses through April 2014. Historical reimbursement rates were in the 55-58% range in 2013. This is a positive step in covering the HOA water expenses.

**b. Water Meter Maintenance and Water Expense Improvement:** Changing of water meter batteries throughout the complex is beginning to reflect more accurate individual usage readings through our monitoring company, JR Industries. There are approximately 20- 23 units that still need battery replacements or a new water meter

installed to complete this project. In regards to irrigation water, a master valve has been installed to help prevent undetected leaks from continually losing water while the irrigation system is not running. This valve will only open during regularly scheduled watering times. This is one step being taken to help reduce water loss while the irrigation system is evaluated for further repair and/or eventual replacement.

**c. Major Projects Completed or In-Progress:** Major projects that have been completed include: 1) Roof repairs; 2) Stucco repairs and painting along the roof parapet of Building 6; 3) Stucco repair and repainting of the community's perimeter and pool wall; 4) Replacement of the Spa Timer, Pump, and Heater; 5) Replacement of the Pool Circulation Pumps and Monument Pumps, and; 6) Purchase and installation of new Fitness Center equipment (Universal Multi-Gym). Building 6 is currently being evaluated for further stucco repair.

**d. Resurfacing of Pusch Wilderness Drive:** Sunland Asphalt Company has been contracted to seal coat Pusch Wilderness Drive (from La Reserve Drive to the La Reserve Wilderness III Gate). The project is scheduled to take place over the June 30<sup>th</sup> and July 1<sup>st</sup> two-day time period (one side of the road will be sealed each day and there will be workers with flags helping to control traffic). Please be alert to the additional safety concerns while the sealing process is taking place.

**e. Committee Membership:** We have a need for a few additional members (especially full-time residents) on both the Architectural Committee (AC) and the Landscaping Committee. 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).

**f. Large Parcel Security and Planned Improvements:** Paul Ash Management contacted the US Postal Service (USPS) to inquire about the installation of parcel lockers in the mailroom and was informed that USPS is not installing these items in the 85737 zip code. The USPS representative indicated that they must pay their carriers per "key turn" in this zip code. If they were to install the parcel boxes this would cause more "key turns" and would result in additional cost to the USPS. The Board will revisit parcel security options at the September 2014 HOA Board meeting.

## ***COMMITTEE NOTES:***

**a. Architectural Committee (AC):** 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 pages and in the attached documents. 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.

**b. Landscaping Committee (LC):**

- **Bldg. 7/8/9 North Swale:** Now that the Swale Improvement project along the north side of Buildings 7, 8 and 9 is complete, the next phase of the project is to identify additional landscaping to provide further erosion control on the swale south slope. This phase of the project is currently on hold, though, until the September / October time frame because all buildings that parallel the swale will be considered and prioritized together for additional landscaping needs. Additionally, all part-time resident LC members will be back on-site at that time to accomplish this planning task and to get the project implementation started. Lastly, the September / October time frame will also be after the 2014 monsoon season, and this will allow the LC to identify any developing erosion "signatures" from water runoff that need to be addressed.

- **Landscaping Responsibility Between the BC North Property Wall and Pusch Wilderness Drive:** Our Board has been in conversation for months with the La Reserve Master HOA concerning which HOA is responsible for maintaining the landscaping between our north property wall and Pusch Wilderness Drive. Although this landscaped area is not on Boulder Canyon property, the La Reserve Master HOA's position is that there was a previous agreement between the original developer and the La Reserve Master HOA that Boulder Canyon would get a reduced Master HOA assessment if we maintained responsibility for this landscaped area. As of today, the La Reserve Master HOA has not provided any documentation that formalized this agreement. We will keep you updated on this issue as the status changes.

- **Landscaping Improvement Requests:** We have received a number of appropriate landscaping improvement requests (see the Landscaping Request Form on the Boulder Canyon web site) since the beginning of 2014. Sometimes the requests, although appearing simple upon receipt, are complex and require input and coordination with adjacent homeowners, landscaping experts and others before the final solution is identified and approval can be made. Please be patient as the Landscaping

Committee works through these necessary hurdles. Note: Requests can include those that low-cost and homeowner-paid.

### **c. Rules and Compliance Committee (R&C):**

- **Update of General Rules & Regulations:** Boulder Canyon is a beautiful community, with homeowners from all over the world. The landscaping, amenities and location are what draw people to our community, and we want to keep Boulder Canyon attractive to prospective homeowners, current homeowners, their tenants, guests and visitors.

For that reason, the Rules & Compliance Committee recently finished updating our General Rules & Guidelines to include some provisions that had not been addressed previously, yet had become of interest to some homeowners. The updated General Rules & Guidelines will be sent out to all homeowners before the end of June and we would appreciate it if owners would print out and keep a copy in their units (and, if units are leased, make sure all tenants and property managers have copies which they review with tenants and guests). To maintain the beauty and ambience of our community it is important that all homeowners and residents read and comply with the General Rules & Guidelines. The Rules & Compliance Committee thanks all homeowners and residents in advance for their cooperation.

- **Concern About Increasing Summer-Related Violations:** “Summertime, and the living is easy...” As the hot weather has returned, so have the pool lovers; so much so that many have been enjoying a nighttime swim and not realized the pool gates automatically lock at 11:00 p.m. A key card is of no use once the locks engage and we have had some people climb the pool fence to exit after being locked in. While we admire most forms of athletic ability, swimming pool fence climbing is not one that we can accept. Fence climbing is a danger to the fence climber and it is a major safety issue (and possibly costly issue) for the HOA. Therefore, it is of utmost importance for pool users to be mindful of the pool’s open hours and keep an eye on the clock so that you exit prior to 11:00 p.m. The pool is open from 5:00 AM to 11:00 PM daily. Please make note of these hours and stay safe at the pool this summer.

### ***MISCELLANEOUS TOPICS:***

a. **Book Club:** The Boulder Canyon Book Club is alive and well this summer. We’ve had a wonderful turnout of readers, lively conversation and great discussions. It is not necessary to have read the monthly selection, as we are as much a social gathering

for chatting and socializing as we are a book club! We meet every other Wednesday at 3:00 p.m. in the Clubhouse and we welcome everyone: Men, women, owners, residents, guests, visitors or friends. Our next meeting will be June 25th and the rest of the summer schedule is: July 9th and 23rd, August 6th and 20<sup>th</sup> and September 3rd and 17th. Notices are sent out to all owners before each meeting and posted on the bulletin board in the mail room. Anyone who wishes to be put on the Book Club email list can notify one of these contacts: Summer contact is Marcy Fralick at [marcyaf@aol.com](mailto:marcyaf@aol.com); Fall, Winter and Spring contacts are Betsy Bowie at [btbowie@hotmail.com](mailto:btbowie@hotmail.com) and Pat Heine at [pjheine@stcloudstate.edu](mailto:pjheine@stcloudstate.edu).

**b. Social Committee:** Chairpersons of the Social Committee are Betsy Bowie at [btbowie@hotmail.com](mailto:btbowie@hotmail.com), and Jill Perry at [jvperry46@hotmail.com](mailto:jvperry46@hotmail.com). The Social Committee is currently on Summer hiatus. However, please watch your email for updates on future activities.

**c. Updated Contact Information:** Please make sure we have current U.S. Postal and email addresses so that you don't miss important Paul Ash Management "Blasts" that are periodically distributed!