



BOULDER CANYON
AT LA RESERVE

Jul - Sept 2013

“Ah summer, what power you have to make us suffer and like it...”

~ Russell Baker ~

What's Happening...

Over the last few months there's been a lot of activity in our community and in some cases a lot of unexpected expense. To keep everyone in the loop, we've compiled a list of recently completed projects:

- **Pool Resurface Project** - Completed in May and in less time than expected. Looks great!
- **Building 7 Drainage Erosion Project** - Completed in July. This is the 2nd major drainage/erosion control project to be completed. The project included cleaning out the swales and grading the hillside in front of the entire building to redirect storm water runoff. We thank the Landscaping Committee and in particular project lead, Jim Wilde for his knowledge and perseverance in completing this key project.
- **Tree Trimming / Maintenance** - Completed in July. Arborists from The Groundskeeper were contracted to trim our beautiful trees. There were a few sickly trees lost in the process, but the outcome provides for healthier foliage.
- **Spa Pump / Water Line Repairs**- The pump for the spa was not functioning properly and needed to be replaced. After installation a leak was discovered in the water lines. We were fortunate that the leaks were in an accessible area near the pump room and not under the foundation of the pool or spa. Further investigation identified the culprit as tree root intrusion. To repair the water lines and prevent further damage, several trees in the pool area had to be removed. We realize that no-one wants to see beautiful trees taken down, but the damage created by their roots (some as big as an arm) is undeniable and very costly to the HOA.
- **Sewer Line Vandalism** - Pima County Water received a report of a strong sewer smell permeating from a manhole located on the SW corner of BC property. Inspection identified that numerous boulders and trash had been dropped in the manhole causing a blockage in the sewer line. The vandalism was reported to OV police for further investigation. The HOA will seek to prosecute the vandal and require reimbursement for the cleanup. If you see suspicious activity, trespassing, or acts of vandalism...report it.

OV Police Non-Emergency (520) 229-4900

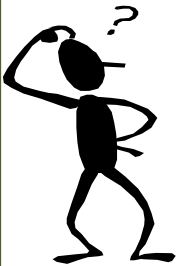
What else? In addition to his regular responsibilities, our in house maintenance manager, Tom Martinez has been doing a terrific job with many other projects needing attention:

- ✓ Pool Deck Repainting
- ✓ Refinished Main Clubhouse doors
- ✓ Replace wooden walkway bridges with composite decking to ensure longer wear and less maintenance (in process)
- ✓ Water Meter Battery Replacements etc....

The entire list would certainly be too long to print here. We are fortunate to have him in our employ. So the next time you see Tom, don't hesitate to tell him what a great job he's doing. We're certain your kind words would be appreciated.

On the Horizon...

Clubhouse Windows - There are a number of double pane windows in the clubhouse and fitness center with broken seals that allowed moisture to seep between the glass panels. Once the moisture dried, it left a whitish coating and there was concern of possible mildew or mold accumulation within the panes. To alleviate these concerns, the windows affected will be replaced. Work is scheduled for Thursday August 15.



What's next?

There are a couple of additional projects that we would have liked to complete this year, but with the unexpected expenses we've encountered recently, the board has decided to delay these projects until next year when we have additional funds available. Including....

Power Washing Breezeways/Stairwells - At the Annual HOA Meeting in March, an issue was raised regarding the appearance of the internal hallways (breezeways) and stairways in our community, and the fact that these areas have not been power washed in many years, if ever. PAMCO obtained bids on behalf of BC and the board agreed on a contractor to complete the work, however the project has been placed on hold...to be completed as funds allow.



Barbecue Grills - Yes, we do plan on replacing the current grills (located by the gazebo in the pool area). We originally had three charcoal grills, but one was removed a while back because of its rusted, unsafe condition. The remaining grills are also rusting out. Our plan is to purchase three charcoal grills...replacing the existing grills and the one that was previously removed. This project was originally scheduled for late fall, but has been deferred until early 2014.

We appreciate your patience and understanding as the board works to control costs and continue to improve our community.

Reminders...

Pool - Spa - Fitness Center

Entry / Exit by Access Card ONLY

An individually coded access card is required to enter or exit the pool area and fitness center.

If your access card does not work to open the gates or doors...THERE IS A PROBLEM!!!

OWNERS: Contact Paul Ash Management for information or to obtain a new card.

RENTERS: Must contact their leasing agent for any access card issue.

There is a non-refundable fee to replace lost, stolen or damaged cards

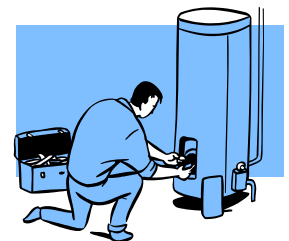
Residents are prohibited from using the facilities unless they have a valid access card. All residents MUST utilize their own unit access card for entry/exit of the facilities. All card usage is tracked by the card reader ID system as well as security cameras.

Improper or unauthorized use of access cards or jumping the gates/fence to enter or exit will result in the deactivation of the access card and/or fine. Additional information is available on the Boulder Canyon website at <http://bouldercanyonhoa.com/Documents.html>

NOTE: Access to the main clubhouse is restricted to normal business hours: M-F 9:00 AM to 5:00 PM. There is NO ACCESS (main clubhouse door or internal clubhouse door) when the clubhouse is closed on weekends or holidays.

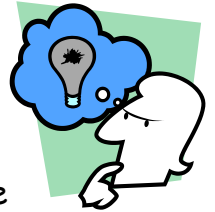
Water Meter Inspections: The HOA requires that ALL water meters be inspected to have the battery or meter unit replaced. Batteries in the meters are starting to fail. Inspections are being scheduled and completed by Tom our in-house maintenance manager. If you have not yet had the inspection completed, you must contact Geoff Obral at gobral@paulashmgt.com or (520) 795-2100 to schedule a water meter inspection and battery replacement. NOTE: Failure to schedule an appointment or delay access to your unit will result in loss of use privileges or fine pursuant to the rules of the association.

Water Heaters: This community was built in 1996, water heaters get old fast! When they break, they leak water everywhere. Owners should be aware of the age of their water heater and if it is functioning properly. Water heaters and any damage resulting from their failure, is the responsibility of the homeowner and not the HOA.



Dogs: All dogs MUST be held on a leash at all times while in common areas in our community. There are no off leash dog areas on Boulder Canyon property. Tethering of pets in any common area is prohibited. No pets (dogs/cats or otherwise) are allowed inside the pool area or clubhouse except for disability assisting service dogs. All dog owners are required to clean up after their dogs. Please be considerate and help keep Boulder Canyon a safe, healthy community.

Maintenance Issue???



Need to report a Common Property Maintenance Issue?
You can now notify Paul Ash Management of any required maintenance to the Common Grounds and Property by going to the Boulder Canyon Website and 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. 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.

HOA BOARD MEETINGS

Meetings are held the third Wednesday of the following months:
January, March, September, November

Location: Boulder Canyon Clubhouse

Time: 6:00 PM AZ time

Your attendance and input are important to us and our community. Should you have items or concerns that you would like included in the agenda, please send them to us at bouldercanyonboard@hotmail.com



Have an idea for an article? Suggestions for the newsletter?
Submissions for future issues 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>

Brought to you by our neighbor and "Webmaster"... George Balzer

CHECK OUT OUR INPUT FORUM PAGE on the website Home Page. You are welcome to offer opinions and suggestions on various action items or provide your thoughts on how we as a community, can do things better.

Extra, Extra.... Be sure to visit our [Facebook Page](#). 

Feel free to start a conversation, leave comments and of course, "like" it.

