



BOULDER CANYON
AT LA RESERVE

MAY - JUNE 2012

"Be like a flower and turn your face to the sun."

~ Kahlil Gibran ~

Reminder

As the dog days of summer approach, it is not unusual to think about grilling hotdogs or a nice juicy steak...but be reminded:

Propane or charcoal grills or any flame producing device may not be used or stored on any unit patio or balcony.

Barbeque grills are located adjacent to the pool gazebo for your use and enjoyment.

Item 7.19 of the Boulder Canyon Master Association Agreement Use and Occupancy Restrictions and in accordance with Subsection 308.3.1 of the International Fire Code of Golder Ranch Fire District: charcoal burners, flame producing devices, barbeques and grills (propane or charcoal) shall not be operated on patios or balconies or within ten (10) feet of any combustible material i.e.: buildings. Additionally, propane tanks may not be stored in any unit, patio or balcony within the community.

Owners and residents of Boulder Canyon are reminded that compliance with the Boulder Canyon Master Association Agreement Use and Occupancy Restrictions is mandatory. Failure to adhere to any and all covenants, conditions and restrictions will result in access card deactivation, loss of use privileges, fine or assessment pursuant to the rules of the association. Bylaws and CC&R's are available on the Boulder Canyon Website at <http://bouldercanyonhoa.com>

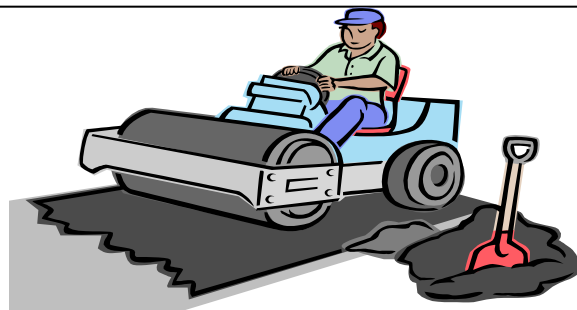
We all need to work together to ensure the safety and beauty of our community.

See a violation? Report it to: bhansen@paulashmgt.com Phone: 520-795-2100 x130
Or: bouldercanyonboard@hotmail.com

On the Horizon...

ASPHALT REPAIR / RESEALING PROJECT

Our most recent Reserve Study recommended repair and resealing of the entire parking area to prevent additional deterioration and prolong the life of the existing pavement. The board received bids from four contractors.



After reviewing each proposal and ensuring that areas of concern were addressed by each contractor, the board approved and awarded the contract to Bates Paving & Sealing Inc. a local business, serving Tucson since 1986.

The first phase of the project, the repair portion, has already started. This addresses areas of pavement failures, structural cracks and tree limb intrusions.

The second phase is the application of seal coating to the entire parking area. This phase of the project will occur in three (3) phases. The parking area will be sectioned off so that residents are restricted from driving or parking in the resealed area for 24 hours. This phase also includes the painting of traffic markings, parking lines and symbols.

Resealing is expected to be completed as soon as possible (schedule permitting) after the repair phase. Residents will be notified of the project schedule / parking restrictions etc as the information is available.

Watch the Bulletin board and the BC Website at BoulderCanyonHOA.com for updates.

PLEASE BE SURE TO COMPLY WITH ALL PARKING RESTRICTIONS
Failure to do so may result in your vehicle being towed at YOUR expense.

We appreciate your patience and compliance as we work to maintain and improve our beautiful Boulder Canyon community.



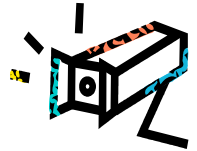
Water Rates...

By now you have received notice regarding water /sewer rate increases and the billing discrepancies identified by the board. The new rates will initially be reflected on your June statement that will include your meter reading from 4/10/12 to 5/10/12.

Now is the perfect time to think about increasing water conservation to lower or keep your water bill under control. Here are some helpful tips:

- **Cook Smart.** Peel and clean vegetables in a bowl of water instead of under running water.
- **Slow the Flow.** Install a slow-flow faucet to reduce water consumption up to 50 percent.
- **Shorten Showers.** Take short showers instead of baths, and consider using a shower timer.
- **Tap Out.** Instead of letting the tap run until water gets cold, keep a pitcher of drinking water in the refrigerator, and use it to refill certified reusable water bottles.
- **Tap In.** Place a bucket in your shower to capture the water that runs while you're waiting for it to get hot. Use the water to water plants.
- **Speak Up.** See an errant sprinkler or broken pipe? Report it to maintenance or the property manager

Boulder Canyon Security Access Card & Camera Monitoring System



A new security access card and camera monitoring system for the pool/spa and fitness center is up and running. Pool keys no longer work on the gates. Access is by electronic access card ONLY.

Each access card is specific to a homeowners unit. Residents must utilize their own card to swipe in and out. Do not share access cards. All card usage by homeowners and residents is tracked by the card reader ID system as well as security cameras. Improper or unauthorized use of access cards will result in the deactivation of the access card until a hearing before the Board of Directors is conducted.

Homeowners that have not yet obtained their access card, must contact Brienne Hansen at Paul Ash Mgmt BHansen@paulashmgmt.com to make arrangement to pick up your card.

REMEMBER: Report lost, misplaced or stolen cards IMMEDIATELY so that they can be deactivated. Failure to do so may result in violations or fines being assessed to you, the Unit owner, for improper card use. Replacement card may be obtained for a non-refundable fee of \$25.00.

By submitting your application for an access card(s) you agree that you, your tenants and guests have read, understand and will abide by the general and all posted rules. Rules are available on the Boulder Canyon website at <http://bouldercanyonhoa.com/Documents.html>

Pool - Spa - Fitness Center

Entry / Exit by Access Card ONLY

**ALL RESIDENTS MUST USE THEIR OWN ACCESS CARD
TO ENTER OR EXIT THE FACILITIES**

**Pool / Spa / Fitness Center
CLOSED 11:00 PM to 5:00 AM**

**NO ADMITTANCE ALLOWED BETWEEN 11:00 PM AND 5:00 AM
Entry during closed hours is considered trespassing**

**GATES/DOORS LOCK AND REMAIN LOCKED FROM
11:00 PM TO 5:00 AM**

**You must EXIT the gated area before 11:00 PM or you will be locked in
JUMPING THE GATES TO ENTER OR EXIT IS PROHIBITED AND WILL RESULT IN
SUSPENSION OF CARD PRIVILEGES AND POSSIBLE FINE**

~ Security Cameras in Use ~

Additional information available on BC Website at <http://bouldercanyonhoa.com/Documents.html>

Summer Hiatus



The Boulder Canyon Social Committee
and
The Boulder Canyon Book Club are on summer break.

We will be back in action in the fall.
Watch the BC Website and Newsletters for future activities.

Enjoy the  Summer

HOA BOARD MEETINGS

Meetings are held the third Wednesday of the following months:
January, March, May, July, 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, 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
Deadline for submission is the 15th of the month. We welcome your input.
Newsletters (past and current) are available on our website at
<http://bouldercanyonhoa.com/Newsletters.html>

Be sure to check out our WEBSITE!!!
Important Information, Documents, Rules & Regulations,
Items of Interest for all Boulder Canyon Residents at
<http://bouldercanyonhoa.com>

Let us know what you'd like to see added to the site, your suggestions are welcome.
Email bcnewsletter@hotmail.com

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

