



Happy
Holidays

NOV - DEC 2012

“For each new morning with its light, For rest and shelter of the night,
For health and food, for love and friends, For everything Thy goodness sends...”
~Ralph Waldo Emerson~

A Message from the board...



The Board of Directors is happy to announce that at the meeting on September 19, two new board members were appointed to fill the vacancies left by the resignations of Bill Siegel and Larry Moore. Kurt McMillen and George Lord answered the call to serve on the board until the next general election in March 2013.

Kurt has been a homeowner since 2010 and an active member of the Finance Committee for the past year. He currently works for Raytheon here in Tucson and is a retired Officer from the U.S. Army Reserves. His professional experience in program management, proposal development, contracts and other key areas will be great assets to the board and all Boulder Canyon homeowners. Kurt looks forward to helping meet our goals here at Boulder Canyon while ensuring that our resources are utilized in the most cost-effective manner possible.

George Lord has also been a homeowner at Boulder Canyon since 2010. He is a native of Tucson, retired from Hughes Aircraft/Raytheon and has 25 years of experience in serving on homeowner association boards in various capacities. George owns several units in our community and has been chairing the Landscaping Committee since its inception. He had also served on the Finance Committee until his appointment to the board.

Kurt and George have willingly contributed their time and talents to assist our community. We thank them for stepping up and look forward to working with both of them in their expanded roles.

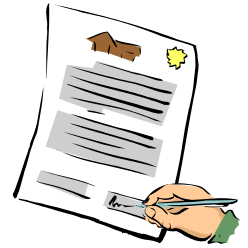


Welcome George & Kurt

Reminders...

Architectural Change Requests

If you are considering ANY change to exterior doors, windows or ANY addition to your patio, like a shade, ceiling fan etc., you **MUST** submit an architectural request form and receive Board approval **PRIOR** to any work being done. NOTE: Requests may only be submitted by the unit OWNER.



Pursuant to Boulder Canyon CCR's: No addition, alteration or improvement which would be visible from the exterior of a Unit, may be made without **prior written approval** of the board.

Failure to do so is a violation of CCR's and may result in fines or removal of the change or addition at the unit owners' expense. Architectural request forms may be obtained by contacting Brianne Hansen at (520) 795-2100 x130 or bhansen@paulashmgt.com

Rental / Leasing Policy

In February 2012, at its monthly meeting, the Board of Directors of Boulder Canyon Homeowners Association approved strict enforcement of the Association's existing 30 Day Minimum Rental Policy and voted to impose a penalty fine of **\$300.00** for each violation by any owner or corporate owner who does not comply with this policy.

Pursuant to Article VII Section 7.21 of the Boulder Canyon Covenants, Conditions and Restrictions (CC&R's) a Minimum Rental Period of 30 Days is required for each lease period and will be strictly enforced. This means that only **ONE** lease per Unit may be executed during any 30 day lease period: that **NO** additional weekly or bi-weekly leases or subleases for that unit will be allowed by Owners, Occupants, Tenants, or Agents during that 30 day period. Policy and forms are available at <http://bouldercanyonhoa.com/documents>

Water Meters:

Did you know that each unit has their own water meter?

It is located at the top of each individual unit's water heater.

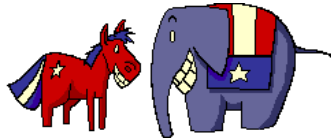
Batteries in the meters are starting to fail, possibly causing false readings. Faulty or failing meters add to your water bill.

Inspections and battery replacements are being completed by our in-house maintenance manager, Tom Martinez.

Be sure to contact Brianne Hansen at bhansen@paulashmgt.com or (520) 795-2100 x130 to schedule your water meter inspection and battery replacement.

Note: Tampering with or disconnecting meters or monitors will result in a minimum \$100 fine and restrictions as set by our community CCR's.





The United States presidential election is to be held on **Tuesday, November 6, 2012.**

As specified in the Constitution, the 2012 presidential election will coincide with the United States Senate elections where one-third of the Senators will face re-election, and the United States House of Representatives elections to elect the members for the 113th Congress. Eleven gubernatorial elections and many elections for state legislatures will also take place at the same time. Exercise your right and **VOTE!**

Happy Thanksgiving

The holiday season is once again fast approaching, and soon we'll be celebrating Thanksgiving. As we begin the hustle and bustle of this year's holiday season; start to plan our Thanksgiving Day menu and activities with family and friends, let us not forget the most important giving of thanks for the many blessings bestowed upon us each and every day of our lives...



HOLIDAY LIGHTS:

Holiday lights on patios or balcony railings are allowed during the holiday season, but must be removed in a timely manner. These are allowed as a *TEMPORARY* modification only. **Lights may NOT be placed on trees or landscaping.**

NOTE: Lights or other decorations adorning patio and balcony railings are **ONLY** allowed to be displayed for three weeks **PRIOR** to the holiday and must be removed **NO LATER** than two weeks following the holiday.

What's Cookin'

There are plenty of good cooks (or chefs, if you will) in our community. Have a great recipe for a delectable appetizer?



Health conscious meal? Scrumptious dessert?

Fun or fruity drinks?

How about an accompanying picture?

If so, and you would like to share those recipes with other aspiring cooks/chefs in our community, send a copy of the recipe to:

bcnewsletter@hotmail.com

We'd love to showcase your recipe in a future issue of the BC Newsletter.

Note!

NOVEMBER'S MEETING OF THE HOA BOARD

Due to the upcoming holiday season, the next meeting of the Boulder Canyon Board of Directors will be held on

Wednesday, November 14th

Location: Boulder Canyon Clubhouse

Time: 6:00 PM AZ time



Mark your calendars! Your attendance and input are important to us and our community. Should you have an issue 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.



Check out our WEBSITE!!!

Important Information, Documents, Rules & Regulations, Current and Past Newsletters, Items of Interest for all

Boulder Canyon Residents at <http://bouldercanyonhoa.com>

Check out our [Facebook Page](#). 

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

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