

SEPTEMBER 2014 BOULDER CANYON HOA NEWSLETTER



HOA BOARD MEMBERS AND CONTACT INFORMATION: As a reminder, 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)

gobral@paulashmgt.com or 520.795.2100 (ext 112)

We welcome and encourage residents to contact Board members with questions, comments, observations or suggestions you might have.

The Board also strongly encourages all residents to visit the Boulder Canyon community web site at www.bouldercanyonhoa.com to access most of the information you need to know about the Boulder Canyon community; CC&R's, Bylaws, rules, committees, and much more. If you do not have internet access, please feel free to use the computers in the Clubhouse to access our community website.



President's Report:

Current Board Level Activities

- ★ Major Projects Completed, In-Progress and Planned: As reported in the June 2014 newsletter, many projects have been completed to help maintain the appearance and value of the Boulder Canyon community. These projects are done in both visible areas and behind the scenes. The current major project under review is exterior painting. The Boulder Canyon HOA Board will be evaluating the current condition of the exterior with the assistance of Reserve Study analysts and painting contractors to determine if this project is an immediate need or if it can remain in the 2016 budget year as currently planned. This will be a topic during the 2015 budget preparation and more information will be distributed when available.

- ★ New La Reserve Manager: The La Reserve Community Association recently hired a new Community Manager, Jim AuCoin. Jim joined La Reserve in August of this year. The Boulder Canyon Board of Directors would like to welcome Jim and thank him for his swift effort in arranging for landscape maintenance in the common areas outside of the Boulder Canyon perimeter wall. We look forward to working together to move forward.

- ★ Rainstorm Damage and Corrective Action: We have had infrequent, but powerful, rainstorms in the past three months. As a result, there has been some resulting HOA damage and homeowner damage that had to be repaired. Please make sure that your patio and balcony sliding glass doors, and entry doors, are WATER TIGHT! The entrances to homes are limited common elements that are the responsibility of the homeowner. Any homeowner that has interior damage should report it to their insurance carrier. The homeowner's insurance carrier will then contact the HOA's insurance carrier and resolve the specific liability. The owner's policy picks up coverage where the HOA's stops, which is generally for personal property.

- ★ April 2014 Insurance Update: We went out to bid and obtained a lower insurance premium as a result of phone discussions (led by Brian Wilson, Director-at-Large) with the insurance broker. While we stayed with Farmer's, our monthly premium has been reduced by \$247.00 each month.



Treasurer's Report:

- ★ 2014 Actual Expenses vs. Budget: Through July 31st, 2014, our Total Operating Expenses are in line with the HOA budget and we expect the 2014 year end to come in within budget. The actual roofing repair expenses have exceeded our budget of \$10,000.00; however, all other expense categories, including water expenses, are on budget. The Water Fee Reimbursement Income account reflects a reimbursement rate of 78% of total sewer and water expenses through July 2014, which is higher than at the beginning of the year and is now at a more normal level.

- ★ Upcoming CY15 Budget Development Plan: Next year's Operating Budget is prepared by PAMCO (Paul Ash Management Company) using actual results through September 30th and then annualized to the end of the year. The results are forwarded to Susie Sundsby, Treasurer, by the end of the third week of October. For the Capital Budget, the Board reviews the 2015 Reserve Study Report and the draft Landscaping Committee capital priority budget to prioritize cash flow anticipated expenses. The treasurer will update the Board on the status of the draft operating and capital budget at the November Board meeting.

- ★ Water Meter Maintenance and Water Expense Improvement: Changing of water meter batteries throughout the complex continues to reflect more accurate individual usage readings through our monitoring company, JR Industries. There are approximately twenty (20) units that still need battery replacements installed to complete this project. The water monthly expense trend is under control. No major water/irrigation leaks have been noted since Complete Landscaping installed a master valve on the irrigation system. The relatively inexpensive master valve now provides much better control of water flow and pressure when the irrigation system is not in use. The irrigation system, though, will be further evaluated for repair and/or eventual replacement.

- ★ Upcoming Full Reserve Study: Capital Reserve Analysts (CRA) will be doing a Level 1 "Full Study" covering 1/01/15 through 12/31/15, with supporting tables covering a 30-year Reserve Plan. The published CRA report is expected to be completed by mid-October 2014.



Secretary's Report:

- ★ Large Parcel Security and Planned Improvements: We implemented our large parcel security improvements. The package room in the Clubhouse is now locked all day on Tuesdays and Thursdays when there is no package room oversight by office personnel. Packages are delivered on Monday, Wednesday, and Friday and can be picked up during leasing office hours from 9:00 a.m. and 5:30 p.m. Packages are also delivered on Saturdays, and can be picked up between the hours of 11:00 a.m. and 2:00 p.m. This change affects only USPS deliveries. FedEx and UPS will still deliver to your door if you have made such arrangements with them, otherwise, they, too will leave packages in the Clubhouse only on the days when someone is in the leasing office.
- ★ Draft Board Meeting Minutes on Boulder Canyon Web Site: A draft copy of the HOA Board meeting minutes are now on the Boulder Canyon web site under Board Info, so residents can review them prior to the next Board meeting when the minutes are officially approved.

Director-at-Large Report:

- ★ Privately-Owned Sale of Garages: In accordance with our HOA directives, the sale of privately owned garages must be reported to the HOA Board through Paul Ash Management. This is because, in accordance with Pima County recording requirements, the HOA Board must prepare and record an "Amendment to the Declaration", an update of the CC&R's, to properly document the transfer of the garage ownership. Additionally, the Amendment must be signed by both the Seller and the Buyer. Lastly, the legal fees associated with preparing and recording the Amendment are paid by the new owner of the garage.

If the Paul Ash Management / HOA Board notification is not provided prior to completing the sale, then the Pima County records will not be current and future transactions associated with the garage will be negatively affected.

One other important note: A garage ownership transfer need only be conveyed by an Amendment to our CC&R's. If you own a garage that was conveyed by a Deed of Conveyance, you may be needlessly paying property taxes on the garage. If you are a garage owner, you should verify if this applies to you or not. If there is an error, the HOA Board recommends that you contact the Pima County Assessor's Office to correct the error.



Committee Reports:



Landscape Committee: Kurt McMillen, Chairman

- ✿ Thank You to Current Committee Members: Thanks to Jim Wilde, Linda Balzer, Carol LaCroix and Marcy Fralick for all of the hard work that the Landscaping Committee has accomplished this year. And we want to give a heart-felt welcome to our newest member, Shelley Solomon!

- ✿ Building 7/8/9 North Swale Erosion Control: We have received and approved a Complete Landscaping bid to plant ground cover (75 plants) at the top of the swale slope along the north side of Buildings 7, 8 and 9. It appears that the rebuilding of the swale earlier this year took care of the majority of the silt movement on the slope and this project should take care of the balance. There are some remaining swale slope areas that need to be reworked and we will be talking to the responsible contractor very soon.

- ✿ Landscaping Responsibility Between the BC Property Wall and Surrounding Roads: You may not know that we have had a long-running disagreement with the La Reserve Master HOA with respect to landscaping responsibility beyond our property boundary walls along the north and west edges. The master HOA's position was that there was a previous agreement between La Reserve and the Boulder Canyon Developer that said Boulder Canyon would take care of the landscaping, which is NOT on our property, in exchange for Boulder Canyon being able to use the "La Reserve" name, although there was no agreement in writing. There are many reasons why this landscaping area is not Boulder Canyon's responsibility. We are still waiting for their written response to our last written rebuttal.

- ✿ Landscaping Improvement Requests and Follow-Up on Pre-Summer Requests: There were a few homeowner requests that were submitted right before the summer months; these requests were for additional plants / trees to be paid for by the requesting homeowner. Most have not yet been fully planned and / or completed. Please follow up on your request, if applicable, so that we can get it through the review / approval / completion process.

- ✿ Landscaping Statement of Work and Upcoming Landscaping Contract Re-Bidding: We recently completed a detailed Statement of Work that will be added to Request for Quotes (RFQs) that Paul Ash Management will be sending to multiple contractor candidates, including Complete Landscaping, our currently contracted landscaper. Our target is to have the new contractor identified and in place no later than the end of 2014.

- ✿ Winter Rye Seeding: Very soon (once the grass dries) Complete Landscaping will be scalping the current turf and applying our annual winter rye. Of course, this is a normal cycle for Tucson lawns, so don't be surprised as you see the current lawn "brown out"; it will come back green shortly afterwards.

Architectural Committee: Tom Morton, Chairman

- ★ Architectural Change Approval: 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. We also ask that if you have an existing variance that has not yet been resolved, please work with the Architectural Committee as quickly as possible to complete this action.
- ★ Committee Membership: We still have a need for a few additional members on the Architectural Committee (AC). If you feel the desire to participate (and we can use your help) please contact the Board through Geoff Obral at Paul Ash Management (contact info on page 1)
- ★ Homeowner Communication: The HOA bulletin board in the Clubhouse is provided for your use. Please do not place any flyers or any other like item directly on Clubhouse windows or inside or outside walls.
- ★ Door Colors: As a reminder, your exterior door paint color must be compliant with our CC&R's. The allowed colors have changed a bit since the Boulder Canyon HOA was formed and pre-HOA colors (yellow or white) are not allowed.

Rules & Compliance Committee: Marcy Fralick, Chairman

- ★ Update of General Rules & Regulations: The Rules & Compliance Committee finished updating the General Rules & Guidelines in June 2014. The update was sent to all homeowners and posted on our web site. Homeowners should print the update and keep a copy in their units and, if units are leased, homeowners should ensure that tenants and property managers have copies which they review with tenants and guests. Please read and comply with the updated General Rules & Guidelines. The Rules & Compliance Committee thanks all homeowners and residents in advance for their cooperation.
- ★ Parking Violations: There appears to be an increase in unauthorized vehicles being parked in assigned (covered) parking places. Homeowners are responsible for any damage to their assigned covered parking space, therefore, we recommend that homeowners be aware of who is parking in their spaces if they are not using them. If you find an unauthorized vehicle parked in your assigned parking space, we recommend first placing a friendly written reminder on the vehicle windshield noting that they are parked in a privately owned parking space, and they need to park in a visitor (uncovered) parking space. If there is a repeat offense, you can call a towing company and have the violating vehicle removed. Parking violations are covered in the Rules and Regulations posted on our website. The HOA Board will also assess the thoroughness of the current signs posted in the complex to understand if additional signs are necessary.

Miscellaneous Topics

Book Club: The Boulder Canyon Book Club meets every other Wednesday at 3:00 p.m. in the Clubhouse. It will meet October 8th and the 22nd; November 5th and the 19th; and December 3rd, 17th and 31st. If any dates change, a notice will sent to all members. Our current reading selection is posted on the bulletin board in the mail area, but it is not necessary to have read the book to join us for discussion and refreshments. We are as much a social club as we are a Book Club. If you'd like to join the Book Club, please join us on the above dates, and if you'd like to be added to the email notice list, please contact Geoff Obral, Paul Ash Management, at gobral@paulashmgt.com.

Social Committee: The Social Committee is on hiatus at this time; the club will re-energize as participating residents return for the Fall and Winter. If you'd like to join the committee, please contact Geoff Obral at the above address. The Social Committee coordinates Happy Hours by the pool, and other resident get-togethers as well as canned food drives, and other activities.

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

Recycling Reminder: Please make sure to throw ONLY recyclables in the recycling containers. Garbage, food debris and plastic bags in the recycling containers contaminate the contents and they can't be recycled, which defeats the purpose.

Please check our web page at www.bouldercanyonhoa.com:

News updates
Community notices
HOA meeting minutes
Important documents
Board of Director info

Committee news
Club news
Landscape forms
Architectural Request forms
Things to see and do in our area

Interesting facts
Contact information
Maintenance Requests
Newsletters
Events

And much, much more!

