

# SunPointe II

## News

Dear SunPointe II Resident:

February 2019

**Recycle Days** –February 25. March 11 and 25. April 8 and 22. May 6 and 20. June 3 and 17.

**Please do not put any kind of plastic bags, for any reason, in the recycling bins.**

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**Annual Homeowners Meeting** – The 2019 Annual Homeowners meeting will be March 13, 2019 at 7PM at the Lakewood Cultural Center, 470 South Allison Parkway. At the meeting the community will be electing two Board Members to the Board of Directors for a two-year term. If you are interested in being on the ballot and running for the Board position please email or leave a phone message for Property Manager, Brian Gadbery, at [sun2board@gmail.com](mailto:sun2board@gmail.com) or 303-984-4926. You must be current on your Assessments to run for the Board.

We will also review 2018 Budget vs. Actual Expenses, 2019 Reserve Fund projects and other items of interest for the community.

All owners should have received their Annual Meeting Notice and Proxy. Please plan to attend or give your proxy to a neighbor, friend, or family member, if you can't attend.

Door Prizes will be drawn for at the end of the meeting. There will be four \$25.00 gift cards to King Soopers as prizes.

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**Snow Removal** – Snow is removed from walkways if two or more inches of snow accumulate by the end of the storm and snow, is plowed from behind the garages if four or more inches of snow accumulate by the end of the storm. These measurements are for the entire community. Snow will not be addressed if only a small percentage of the community has more than the accumulated totals.

There is some day of snow adjustments made depending on duration of storm, drifting, forecasted temperatures and forecasted future storms.

The Association budgets for 8 to 10 normal snow events each season. The cost to remove snow from the community after a storm costs between \$2,000 and \$4,000 depending on amount of snow, and conditions of snow.

The first two storms this season did not meet the contracted trigger amounts and therefore did not get moved. This is unusual as most storms drop at least 2 inches and usually 4 inches plus.

One or two owners asked why snow is not removed after every storm regardless of the amount of snow accumulating. If the Association wanted this level of service the budget for snow removal would have to increase by \$20,000 to \$30,000 to cover the costs. This would be an increase to your monthly Assessments of \$10.29 to \$15.43 per month. It maybe some thing the Board of Directors may consider for 2020 Budget.

The Brown stuff is Ice Slicer and is a commercial grade product to melt ice. This product is applied depending on the build up of ice on driveway, particularly in the “urban canyons” between buildings 18/19, 15/16/17, 20/21, 25/26/27/28/29/30 and 31. Application of Ice Slicer is most effective after all the snow melts from the roofs of these buildings. Ice Slicer applied before full melt off of roofs greatly reduces its effectiveness.

The Association tries to balance the use of Ice Slicer and ice melt between effectiveness and need to melt ice and the amount of possible damage caused to concrete, asphalt, handrails, garage door systems, landscape, etc.

It appears Lakewood is in a snowy cycle. Please be aware that each day snow melts from roofs, gutters, and landscape causing ice on walkways and driveways were the day or hour before none existed. Please use caution when walking or driving around the community. Wearing proper shoes, boots or adding traction systems to your footwear may be helpful depending on conditions.

On a series of cold sunny days all the gutter and downspouts will freeze solid causing icy areas and ice icicles. Use caution around these areas. Some units are more prone to freezing than others. The Association has a 50/50 cost program in place to help resolve ice issues on problem units.

Its winter be careful out there.

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**Annual Community Disclosures** – On January 1, 2019 the Association is required to disclose various documents. Some of these required documents are new and some are the ones always required to disclose. These documents can be found on the Association’s website ([sunpointe2.com](http://sunpointe2.com)). You can find the following on the site: Operating budget for the current fiscal year, recent annual financial statements, financial audit, list of all assessments by unit, reserve study, meeting minutes, and much more.

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**Flag Pole Holders (and What Can Be Hung From Them)** – As per the Association’s Patriotic Expression Policy only US Flags and military service flags may be hug outside your unit on flag holders. Decorative flags, bird feeders, birdhouses, wind chimes or other items may not be hung from the flag holders. Please see the complete Patriotic Expression Policy, which can be found on the community website [sunpointe2.com](http://sunpointe2.com).

Please remove any thing you have hung from the flagpole holders/mounts if it is not the US Flag as outlined in the Patriotic Expression Policy. Thanks

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**Feeding Squirrels** – Please, Please do not feed the squirrels in the community. They have plenty of naturally occurring food sources to eat. The Community has a number of oak trees which product acorns, hawthorn trees and bushes which produce red berries, ash trees which are loaded with seeds, Juniper trees and shrubs which produce barriers and pine trees of various species which are loaded with pine cones and many other plants and trees which provide every thing they need to survive the winter. When you feed the squirrels you encourage them to hang out near your home. They then try and find a way into your attic or wall by chewing through the siding or other weak area. This causes damage to the building, possible wiring, and insulation. It can be costly to repair and inspect for damage, and trap the squirrels out of your attic.

Two years ago the Association spent about \$5,000 repairing squirrel damage to various units.

Last year all six buildings on the paint cycle showed evidence of areas where squirrels had tried to chew through the siding.

The food left out also attracts mice and rats, which also take up residence in your home.

Whole peanut shells are taken up to the roof of the buildings and the shells roll down the roof and plug the gutters and downspouts.

Please do not feed the squirrels, mice, rats, raccoons etc.

**Board Meetings** – Board of Director’s meetings are generally held once a month, on the second Tuesday of the month. Minutes of all Board meetings are posted on the Association’s website. If you would like to attend please email or call Property Manager Brian Gadbery at [sun2board@gmail.com](mailto:sun2board@gmail.com) or 303-984-4926. The next meeting is scheduled for March 1, 2019.

**Certificate of Insurance for your Mortgage Company** – If you receive a letter from your mortgage company requesting an updated certificate of insurance for the Association, please have them fax the request to: Cherry Creek Insurance, Attention: Dawn, 303-799-0156. Or scan the letter you receive from your mortgage holder and send it to [certificate@thinkccig.com](mailto:certificate@thinkccig.com). The Association’s insurance company will put your mortgage holder on file and send a certificate to them.

**Call 911** – Please call 911 for the following: domestic disputes, noise complaints, suspicious persons, attempted break-ins, fire alarms, or smoke and fire. Call management only after you have called 911. The Manager doesn’t have any police authority and will not put himself in physical jeopardy, particularly with domestic disputes.

**Emergency Contact Information** - Call 911 immediately for all emergencies, including fire, flooding, medical issues or criminal activity. In case of a water line break, call 911 to

have the fire department shut the water off. You can also call Bancroft-Clover directly at 303-922-1113 to report the break and have the water shut off.

Once emergency services have been notified, please contact Brian Gadbery at 303-984-4926 if the problem involves damage to community property or could affect your neighbor's property.

**Newsletter and Notifications by Email** – If you would like to receive your newsletter and community notice by email, please send your name, street address, and email address to [sun2board@gmail.com](mailto:sun2board@gmail.com). Signing up for email notifications will save the community money.

If you would like to be removed from this mailing list, please send a note to [sun2board@gmail.com](mailto:sun2board@gmail.com).

**Contact information** – The Community Manager, Brian Gadbery, can be contacted at 303-984-4926, at P.O. Box 27054, Lakewood, CO 80227, or by emailing [sun2board@gmail.com](mailto:sun2board@gmail.com). The SunPointe II Board of Directors can be contacted by email at [sun2board@gmail.com](mailto:sun2board@gmail.com).