

# SunPointe II

## News and Community Education

Dear SunPointe II Resident:

May 2019

**Recycle Days** – May 20. June 3 and 17. July 1, 15 and 29. August 12 and 26.

**Memorial Day trash pick up will be delayed one day. It will be collected on Tuesday May 28. Please place trash bins and cans out on Tuesday morning.**

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**Annual Homeowners Meeting RESCHEDULED** – The Association conducted the 2019 Annual Homeowners Meeting on May 7, 2019. There were 36 owners present and 19 proxies. The 2018 Budget vs. Actuals were reviewed. Major projects for 2019 were discussed. The owners present were queried about reducing the number of allowed rental units. Ernie Dunn and Barb Quist were reelected to the Board of Directors. They ran unopposed; no other homeowners expressed an interest in running for the Board position. Current Board Members:

- Ron Fischer, President
- Peggy Steele, Vice President
- Barb Quist, Secretary/Treasurer
- Ernie Dunn, Member at Large
- Dennis Jerger, Member at Large

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**Community Dumpster May 17 to May 19** - There will be a large dumpster for resident's use the weekend of May 17 to May 19. The dumpster will be in the pool parking lot sometime on Friday May 17 and will be removed the morning of Monday May 20. Please place all items in the dumpster. Do not leave them on the outside of the dumpster. If you think your trash may be wanted by someone please donate it to a charity and don't leave it outside the dumpster thinking someone will want it.

**These items may not be placed in the dumpster**

- **Electronics (computers, cell phones, TV's, DVD players, radios, kitchen appliances, printers, etc.)**
- **Tires**
- **Hazardous material (paints, pesticides, weed killers, stains, etc.)**  
**Chemicals of any kind**

**Community Calendar –**

Pool open May 18, 2019 Saturday 7AM.

Volunteer Day Saturday May 18 and have roll-off for residents to use.

Pool Opening BBQ Saturday, June 1, 2019, 11:30 AM to 1:30PM All residents welcome.

Pool Closing BBQ Saturday, September 7, 2019, 11:30 AM to 1:30PM All residents welcome.  
Pool Closed September 8, 2019 at 10PM

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**Volunteer Day Saturday, May 18, 2019** – Please join your neighbors for volunteer day starting at 8:30 AM for donuts and coffee. We plan on having a variety of projects for neighbors who wish to meet other neighbors and to improve the community. What we do will depend on the number of people that volunteer. Projects: plant flowers, trim deadwood from shrubs, apply grass seed to some areas, prepare top rails for new paint, clean walkway lamp globes, put rocks back in rock beds, general clean up. There will be water and refreshments.

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### **Tips and Reminders –**

- Before starting renovation on your home please check the Association's Governing Documents to see if permission from the Board is required. You can call Precision Management at 303-984-4926 if you have any questions or clarifications.
- The Association doesn't allow planters, pots, or decorations placed on the patio wall top rails.
- You may not hang anything on the exterior of the unit without prior written permission from the Board of Directors.
- Only US and military flags can be flown from approved holders. All other flags and banners are not allowed unless the Board has given written approval.
- Please conserve water. You may not wash vehicles in the community. Please consider using brooms and dustpans when cleaning patios and garages. Do not blow garage debris into the alley/driveway.
- Do not park behind the garage. All driveways are fire lanes and needed for emergency vehicle access at all times.

Please see the Association's website for information about Rules and Regulations. The Declarations and Rules and Regulations documents have very good information about community governance. If you have questions please ask by calling 303-984-4926 or email [sun2board@gamil.com](mailto:sun2board@gamil.com) or come to a Board of Directors Meeting.

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**Major Improvement Projects This Spring/Summer** – The Community has a number of maintenance and improvement projects scheduled this summer. Please stay away from all construction projects and observe no parking signs. Notices will be placed at your garage door if your unit or building is involved in the improvement projects.

- Re-roofing of building 18 is complete
- Patio Replacements 5879, 5881, 5883 5885 W. Atlantic Place and 5770, 5760 and 5736 W. Asbury Place.
- Seal Coat all Driveways
- Painting, Siding and Trim repair on 6 buildings.
  1. Building #1 5887, 5889, 5891, 5893, 5895, 5897, and 5899 W. Atlantic Place
  2. Building #2 5877, 5879, 5881, 5883, and 5885, W. Atlantic Place
  3. Building #16 5730, 5732, 5734, 5736, 5738, 5740 and 5742 W. Atlantic Place
  4. Building #17 5744, 5746, 5748, and 5750 W. Atlantic Place

5. Building #20 5716, 5718, 5720, 5722, 5724, 5726, and 5728 W. Atlantic Place
6. Building #21 5702, 5704, 5706, 5708 5710, 5712, and 5714 W. Atlantic Place



**Pool and Court Keys** – The pool and hot tub will open on Saturday May 18, 2019 at 7 AM. There will be no smoking of any kind at the pool. This includes e-cigarettes, vape-pens, pipes, cigars, cigarettes, clove cigarettes, and marijuana. Pool hours are 7AM to 10PM. You may bring personal listening devices to the pool, please use your ear buds. You may not plug any devices into electrical outlets.

**NO ALCOHOL of any kind in the pool area. Not even alcohol camouflaged in cups, other containers, etc. You may be fined and lose your pool privileges.**

**POOL KEY CARD.** Please start looking for your key card to access the pool and tennis courts. Replacement cards are \$50.00. There are many new owners who have not filled out the Pool Use Agreement. You will not be issued a key card if this agreement is not completed.

Access to the pool is gained by holding the plastic key card over the black rectangle just below the handle, it will beep when activated, pull the handle down and pull the gate towards you to enter.

If someone has a plastic key card and it doesn't work do not let them in. The card may be an inactive card, lost card, a card from another community or business. Have them call management if the card doesn't work.



**Spring Flowers-Sponsoring Address Sign Flowerbeds** – If you would like to sponsor an address sign flowerbed, or help plant flowers this Spring please send an email to [sun2board@gmail.com](mailto:sun2board@gmail.com). Meet at the pool May 18, for volunteer day at 8:30 AM. Anyone young or old can help out. Anyone sponsoring an address sign should notify Brian to prevent your hard work from being dug up by mistake. Even if you have been sponsoring the same address sign for years please let management know you are going to do it again this year.



**Potting Soil (USED)** – As Spring arrives many residents start to plant their container gardens in their patios. **Please note if you do not want your old potting soil, neither does the Association.** Please throw the soil in the trash. **DO NOT throw it on the lawn, in planting beds, on the rocks, or anywhere that is outside your patio wall.** The soil does nothing to improve SunPointe II's common area grounds, but makes it unsightly and in some cases causes added expense to clean it up.



**Weeds in Your Patio** – Weeds are growing like weeds. Take a couple of minutes and check your patio area for weeds growing directly under your fence, in the cracks of the cement or in small areas of dirt and rock in your personal patio area.



**Barbeque Grills, Fire Pits and Tiki Torches** – Use caution when using your grill. If possible use it in the middle of your patio. If you cannot, leave space between the grill

and the patio walls. Do not use the grill against the building. **DO NOT USE A GRILL OF ANY KIND INSIDE YOUR GARAGE, EVEN WITH THE GARAGE DOOR OPEN. THIS IS AN EXTREME FIRE HAZARD.** It is important to clean the inside of your gas grill at least once a year. Have a fire extinguisher close by in case of a fire. Place a non-combustible material under the grill to catch grease drips and not stain the concrete patio. Open flame appliances are not allowed. No fire pits, tiki torches or similar torch is allowed on the patio. **THIS IS AN EXTREME FIRE HAZARD.**

**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 June 11, 2019 at the Pool.

**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).