

SunPointe II

News and Community Education

Dear SunPointe II Resident:

June 2019

Recycle Days –June 17. July 1, 15 and 29. August 12 and 26.

Owners, Residents and Renters Parking Outside of the Garage – After a number of complaints about residents parking outside the garage and in visitor spaces and a growing number of “they are doing it so why can’t I”, the Board of Directors will start cracking down on parking violations. This may affect 10 to 20 vehicles. Residents found parked outside the garage will receive a warning and towed after. We encourage residents to clean out the garage and use it for its intended purpose, parking. SunPointe II is one of the few condominiums that have attached two car garages.

“Extra” vehicles must park on Iliff. Please avoid parking in front of homes in Lakewood Estates, the single-family homes.

The SunPointe II Parking Rules,

- *“No Owner, Resident or Renter shall park their vehicles in a visitor space. Owner, Residents and Renters are allocated two, and only two, parking spaces. These parking spaces are located within the confines of each unit’s garage.”*

Have been in place since the early 1990’s and before.

Volunteer Day Success – Volunteer day was a huge success. Volunteers planted over 280 feet of new sod, flowers around the pool deck, pulled weeds, put rocks back in rock beds. Estimated savings to the community is over \$1,500. Thanks to Arlo, Barb, Chris, Dennis, Elaine, Ernie, Glen, Jane, Janet, Kathy, Margie, Pat, Ron and Brian.

Proposed Change to Number of Leased Units – The Board of Directors would like to reduce the number of rental permits from the current 30% to 15% (48 to 24 units). This change to the Declarations of SunPointe II will be voted on in the coming months. Packets will be mailed out with the proposed language change and mail in ballots. It will take 67% of the owners to approve this change. Rental of units to family members would not count towards this rental cap as currently addressed in the Declarations. The Association currently has 12 rentals.

What’s That Smell – Some of you might be smelling a very unpleasant odor about now. It smells like sewer, dead fish, or worse. The smell is coming from the white flowers on many of our Hawthorn trees. The smell will last until the blooms fall off. These trees

produce red berries in the fall, which feed birds, squirrels and other wild life. And no, we have no idea why the developer planted such a smelly tree, but it will be over soon.

WHY? – Many residents ask why did I get a letter about, why can't I do this or why is that a rule. Reading through the Association's governing documents which can be found on the Association's website at sunpointe2.com, Articles of Incorporation, Bylaws, Declarations, Rules and Regulations, Policies, you can find the answers to the questions and how not to receive reminders about the rules.

Here are some of the reasons for the rules that govern the community that we hope you will find helpful.

Why do I have to request permission prior to making improvements to my home?

When you purchased or rented in the SunPointe II Community you agreed to abide by the Governing Documents of the Association. These documents help to keep a uniform and clean look to the community and preserve and increase the property values of the units at SunPointe II. We are a condominium community and as such the Association "Owners" have a responsibility to maintain the property and buildings.

Many of the improvements to your home may have a profound damaging affect to your unit, on other units, and the building as a whole.

Removing a wall may affect the structure of the building. Building-out a basement may also affect the structure of the building as well as fire risk, sewer and water line changes, electrical requirements. Remodeling a bathroom, if not done to current codes, may introduce mold to the unit and adjoining units, and cause structural damage due to water. Window replacements may alter the uniform look of the community.

Some examples of issues or near issues caused by remodeling without approval from the Board of Director or after City of Lakewood inspection.

An owner built out the basement on his own or with the help of a friendly contractor. While hanging drywall on the ceiling they ran a screw through the mainline water line. Instead of calling for a plumber they patched it by wrapped it with a bike inner tube and two clamps. It held for many years and long after the unit was sold. Then one day the patch failed destroying the basement ceiling and filling the, now finished basement with over an inch of water.

An owner decided the kitchen was too small and that he could extend it into part of the garage. They framed out the extension into the garage and just days before they were about to knock out the existing **load bearing wall** they were found out. The City of Lakewood had to be called out to enforce a stop work order. If the owner would had knocked out the **load bearing wall** it could have caused structural issues for the entire 7 unit building.

An owner wanted to add a jet tub to the bathroom and remove all the other fixtures in the bathroom, including shower, toilet, and sinks. When the new owner wanted to remove the jet tub and put fixtures back in the bathroom, they found the sewer lines to the old

fixtures were stuffed with insulation instead of being properly capped. The insulation could leak toxic sewer gas into the building. If the sewer line backed up, raw sewage could dislodge the insulation and spread raw waste behind the walls, floor, and adjoining unit.

Another jet tub installation did not allow for the additional electrical needs causing an over-load to the electrical panel and possibly causing a fire.

An owner built-out the basement using metal floor to ceiling studs. The studs did not use a floating wall method. The floating wall allows the basement floor to rise or lower without causing damage to the structure of the building. Thankfully the studs did not cause damage to the building, but they did rust out at the bottom causing partition walls to swing.

An owner finished the basement and walled in the unit water shut off valve. Now when the water lines need work in that unit, water has to be shut off to the entire building.

Some of these could have cost the Association, all 162 owners hundreds, of dollars to repair, and in many cases the affected unit owner would have to spend hundreds of dollars to fix the damage.

Asking permission from the Board of Directors and presenting drawings showing the proposed improvements, using qualified and licensed contractors, and pulling permits from the City of Lakewood, can save the community money.

You can replace flooring, paint, plumbing fixtures in their original location, interior doors as long as the openings are not reduced or enlarged, and window coverings (drapes, blinds, and shades) as long as they show white to the exterior without obtaining prior written approval from the Board of Directors.

Everything else does require approval.

Why can't I place flowerpots, planters or other items on the patio walls?

Items placed on the patio walls trap moisture underneath them causing the paint to peel and the wood to rot. This increases the maintenance cost to run the Association. This cost is passed on to all homeowners.

We ask that you use caution when watering patio flowers and plants that you do not water the top rails, patio walls and building walls in the process.

Why can't I drink alcohol in the pool area?

Everyone's safety is the number one reason. When people drink they sometimes become unreasonable, unsafe and make bad decisions.

A broken glass bottle on the pool deck or broken glass in the pool would cause the shut down of the pool to remove the glass. To remove glass from the pool requires the pool to be braced and all the water drained from the pool. The cost of bracing the pool to drain it is about \$1,200 and even when braced damage to the pool and systems can happen.

Examples of drinking issues:

A 30 year-old 6 foot 1 300 pound resident thought it was fun to splash an 82 year-old woman and her grand kids. She repeatedly asked that he stop and the situation got worse.

Broken glass and trash on the pool deck after drinking.

Vomit on the pool deck and bathroom from over drinking.

Pool furniture being tossed in the pool.

People being rude, and fights at the pool from people being intoxicated.

The pool is for the enjoyment of the owners at SunPointe II. We strive to provide an enjoyable and safe environment for all to enjoy.

Why can't I have a fire pit, or other open flame device in my patio?

The Association's insurance company prohibits open flame devices. It is also for the safety of the community to prevent accidental fires.

SunPointe I experienced a fire due to a fire pit or grill left on over night. The resulting fire damaged three units and forced the temporary evacuation of the building and adjoining units. It took over a year to rebuild the damaged units.

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.

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 or 303-984-4926. The next meeting is scheduled for June 18, 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. 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. 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.

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. The SunPointe II Board of Directors can be contacted by email at sun2board@gmail.com.