

SunPointe II

News and Community Education

Dear SunPointe II Resident:

July 2019

Recycle Days – July 15 and 29. August 12 and 26. September 9 and 23.

Owners, Residents and Renters Parking Outside of the Garage – Signs are being installed at all of SunPointe II Visitor Parking spaces, to reinforce the stencils on the curb and the written rules of the Association regarding homeowners or residents parking in visitor spaces.

Owners, renters and residents must park in the garage of their unit.

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

The SunPointe II Parking Rules have been in place since the early 1990’s and before.

- *“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.”*
-

Leasing a Limited Number of Visitor Parking Spaces – In the next month or two a lottery will be held for a limited number of visitor parking spaces for lease. The monthly lease will cost \$100 per month. To qualify for the lottery you will need to prove there are two operational and legally registered vehicles in the garage of your unit. There will be other criteria for owners to participate in the lottery for an estimated 7 spaces at the pool parking lot. **There will be more information to come as the lease agreement and rules are drafted.**

Ballots will be Mailed out for Proposed Change to Number of Leased Units – The Board of Directors will mail out ballots to all homeowners addressing the proposed Amendment to the Declarations to reduce the number of allowed leased units to 15% from 30% (24 from 48 units). This change to the Declarations of SunPointe II will require a 67% yes vote to pass. Ballots will be mailed out on July 16, 2019, and must be returned by mail or in person by 7PM on August 17, 2019 to be a valid ballot. The Association currently has 12 rentals.

Association Insurance – The Board has renewed the Association’s insurance coverage through Cherry Creek Insurance Group. Certificates of insurance will be sent to all registered mortgage companies. If your mortgage company has sent you a letter requesting this information please have them email this address certificate@thinkccig.com to have the document sent to the mortgage company. Precision Management cannot send the document your mortgage company requires.

The Insurance Newsletter will be sent with this community newsletter. It is important you have at least \$15,000 in loss assessment coverage as well as coverage for all your personal property, upgrades to your unit, basement build-outs and etc.

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 by reading through the Association’s governing documents, which can be found at sunpointe2.com.

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

Why do I have to keep my garage door closed?

The Association’s rules state that your garage door must be closed at all times unless your are in the garage working. This rule is for the safety of the community and your home. It keeps the crime rate down and makes our community more marketable. It only takes a couple of minutes for a thief to walk into your garage and walk out with a bike, skies, or tools.

Some Examples:

Just two weeks ago an owner was in the car with the garage door open and getting ready to leave. As they sat in the car, a man walked into the garage and started looking around. He was chased off.

An owner left the garage door open over night. They woke up the next morning and someone had driven off with their car. Not only had they left the garage door open, but the keys were left in the car.

During the day a garage door was left open and the owner stepped inside the house for ‘*just a minute*’. When they came out a \$3,000 bike was gone. After an insurance claim was made and a new bike purchased, the owner again was in the garage and went inside for ‘*just a minute*’ and the new bike was stolen.

Not only are there many items in your garage to steal, there is also your remote to the garage door, vehicle registration records and I am sure there are many of us who do not lock the door from the garage to the house.

NOTE: Leaving your garage door open more than 4 inches “for ventilation” is enough for someone to crawl under and take your stuff. Even if 4 inches will keep out a human it

won't keep out mice, rats, raccoons, skunks, and any other animal that wants to wreak havoc in your garage.

Why is eating on the pool deck not allowed?

Please do not eat on the lower deck. The food you spill gets into the pool. No one wants to swim with your popcorn. Food on the deck also attracts mice, rats and squirrels. With the ready food supply the population of these rodents grows. When winter comes buildings around the pool become the winter home for many of these rodents. Please be respectful of your neighbors and neighbors living close to the pool.

Also, please clean up after yourself. Pick up all food and trash when you leave the pool area. Get a paper towel from the bathroom and clean off the table that your child just smeared pizza all over.

— — —

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 August 20, 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.