

SunPointe II

News and Community Education

Dear SunPointe II Resident:

August 2019

TRASH DELAYED ONE DAY ON SEPTEMBER 2 for the LABOR DAY HOLIDAY.

TRASH WILL BE PICKED UP ON TUESDAY SEPTEMBER 3.

Recycle Days – August 26. September 9 and 23. October 7 and 21. November 4 and 18.

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Pool Closing for the Season – The pool and hot tub closes for the season on Sunday September 8, 2019 at 10PM.

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Community BBQ at the Pool – The end of summer BBQ free for the whole community is Saturday, September 7, 2019 from 11:30 to 1:30. The Association will provide hot dogs, hamburgers, and the fixing's and soft drinks. You may bring something to share if you like. Please come out and enjoy this community get together.

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Loop Road and Entrances Sealcoating – Starting on September 9, the SunPointe Common Maintenance Association will start sealcoating the loop road in five stages, weather permitting. The Fire Lane and parking stalls will also be painted after sealcoat is finished. On each of the five days, there will be a number of owners who will not have access to their garage because the road will be blocked off for the sealcoat and to cure overnight. You may park in visitor spaces on the loop road but not in areas to be seal coated the next morning. It will be inconvenient, but it is needed maintenance to keep the road from deteriorating. Maps will be posted on the mailboxes and on garage doors as reminders. Please do not drive over treated and blocked off areas. **DO NOT PARK IN NO PARKING AREAS OR ON LOOP ROAD THAT IS MARKED OFF FOR THE NEXT DAYS WORK.**

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Sewer Lines and Sewer Backups – When the sewer lines back up into your unit you are responsible for the clean up of the sewage spill and all damages to the basement and personal property. The Association will try to determine the cause and make repairs if needed. Most cases the back up is caused by residents putting stuff down the drain and toilet that have no business being there.

You say you do not want this to happen to you? You don't want raw human waste, dishwater, shower water and other stuff in your basement that you have to clean up?

Here are some very simple steps you and your neighbors can do to prevent this from happening.

1. Do not put grease, oil, butter, or left over pan oil in the sewer line I.E. your drain. Put all grease, oil etc. in a container and put it in the trash. Use a paper towel to wipe out your pan before washing it.
2. Do not put “flushable wipes” down the toilet. Put them in the trash no matter how disgusting they may be. That wipe and a bunch of other unwanted stuff may just turn up in your basement if you flush a wipe.
3. No paper towels down the toilet.
4. No Kleenex down the toilet.
5. Use the garbage disposer sparingly. Put every thing you can in the trash.
6. No feminine hygiene products of any kind.
7. No condoms.

The only things that go down the toilet are, human waste and toilet paper. Nothing else ever goes down the toilet.

If you do these simple things you will hopefully never find your or your neighbors poop showing up on your basement floor.

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Mice, Rats and Squirrels – As temps cool the mice, rats and squirrels that live in the community will be looking for a warm place to winter. You can help keep these unwanted rodents out of your garage and home by doing the following.

Do not feed squirrels (just remember bird feeders also feed mice, rats and squirrels)

Put garbage in plastic bags.

Put garbage in plastic bags in a trashcan with a lid.

Put garbage in plastic bags in a trashcan with a lid out on Monday for trash collection.

Put all dog food and cat food in a sealed container.

Don't leave pet food out over night.

Don't leave food or garbage of any kind on the pool deck.

Don't leave food out on your patio.

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Amendment to the Declarations to Reduce the Number of Leased Units – The Board of Directors proposed this amendment to the Declarations to reduce the number of allowed leased units to 15% from 30% (24 from 48). All but three owners purchased property original to be their primary home. The community enjoys a majority of owner occupied homes. After the amendment was proposed and discussion with our insurance agent we learned that as the number of rentals increase so will the community's insurance rates. If it goes too high, our present insurance company may drop the community. We could also be classified as an apartment complex and in so doing lose some coverage. In the end, if we reach the 20%, 25% or current max of 30% insurance rates would increase by \$10,000 to \$20,000 annually. All homeowners would have to pay this higher rate through the monthly assessment (some call dues). This could be \$61 to \$123 per year per owner.

Insurance companies see an increase in claims as the number of rentals increase. Granted we have good renters and not so good renters just like there are good owners and not so good owners.

The Board was attempting to keep the community a homeowner community with pride in ownership and familiarity with the rules and regulations that keep the community looking neat, clean, and keep property values up.

The majority of the votes where in favor of the reduction. However 67% in favor was required to approve the change in the Declarations.

The Vote: **The amendment failed by only 13 votes.**

96 in favor by the deadline (59 percent).

2 in favor after the deadline.

21 no votes (13 percent)

1 no vote was invalid.

2 abstentions

40 Owners did not vote (25 percent)

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Children are Back in School – The Community’s children are back in school. Please slow down driving through the community. Children and their parents are walking to the school bus stop on Iliff and Pacific Circle. There are no sidewalks in the community so every one of us has to walk in the street as we move around the community. Please come to a full stop at stop signs to avoid running over a child, their parents or anyone of us. Do not pass a school bus with the stop arm out.

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Owners, Residents and Renters Parking Outside of the Garage – Many of you are still parking outside of your garage and on the Loop Road or in SunPointe II Visitor Parking spaces. Please park in the garage of your unit. We don’t want to post notices on your vehicle and we really do not want to tow your vehicle. You do not want to pay the \$300 to get your vehicle back from the tow yard.

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Covenant Violation Letters – Many of you received letters about mostly minor infractions of the rules of the Association. The first letter is just a reminder that some action is required by you as a homeowner. We do have to put the threat of fines in the letter just to be informative and legal. Most of the violations take only minutes to correct.

About 56 letters where sent out in July

32 for weeds in the patio

15 for missing or damaged window screens

3 for Owners not submitting updated lease agreements

2 for dog poop on the patio

4 for personal items mounted on the walls of the unit or outside the patio walls.

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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.

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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 September 17, 2019 location to be determined.

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.