

SunPointe II

News and Community Education

Dear SunPointe II Resident:

October 2019

Recycle Days – November 4 and 18. December 2, 16 and 30

2020 Budget – Your Board of Directors is currently putting together the 2020 budget. There will be an increase in monthly assessments for 2020. The largest budget item increase is for Insurance coverage for the community. Insurance for the 2019/20 increased by \$31,297 over the previous coverage period. Our agent estimates the 2020/21 coverage period could increase by another 12 percent. This increase in premiums is due to the large hail damage claims in the Denver Metro area and Colorado in general. The Association has no choice but to pass the cost on to the owners. Current projections for monthly assessment increase are between \$19 and \$25 a month to all owners. The Board will be discussing the 2020 proposed budget at its next Board Meeting on October 22, 2019. If you would like to listen to the discussion please contact Brian Gadbery of Precision Management at 303-984-4926 for time and location of the meeting.

The Power is Out – When the power goes out please contact Xcel Energy. Do not call our management company, Precision Management. Brian at Precision Management can do nothing to help and can not answer any questions as to why or how long the power will be out.

Xcel Energy has a great website with maps showing the outages and the time it is estimated until they are corrected. You may text 98936 to report an outage. We encourage you to do so to help Xcel pinpoint the outage. You may text 98936 to check the status of your outage. You can also sign up for their mobile app and they will send you automatic notifications about an outage affecting our service area. The website also has tips for outages, safety info and much more.

Political Signs – MUST BE REMOVED by November 13, 2019. This is per the Association's policy on Political Expression. Only one sign per political office or ballot issue and must be placed inside your unit's window. Signs may not be larger than 36x48 inches. Signs may not be placed outside your unit or in the common area.

Holiday Decorations – We are always pleased to see cheerful and welcoming holiday decoration in our community. If you choose to decorate for the holidays follow the

guidelines stated below. The exterior of all units are the responsibility of your Association. Limiting any potential damage is always our goal.

If you decorate for the holidays, please do not staple, nail, or screw lights, wreaths, or other decorations to the exterior or your unit (including patio rails). You can purchase plastic hangers that fit over the gutters to install outdoor lights or hangers that fit over doors to display wreaths. Decorations may not be placed in the common elements (i.e., yards, bushes, or trees outside your patio wall) Please remove all holiday decorations by January 19, 2020.

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Loop Road and Entrances Sealcoating – Two sections had to be postponed due to rain and the surface being too wet to sealcoat. The two sections were rescheduled for October 10 and 11 but the snow and cold moved in. SunPointe Common Maintenance and the Contractor hope to get the two sections rescheduled again. If there is a warm weather window and there is an opening on the contractors schedule, residents affected will be notified.

Just as a side note on one section that was done a resident or guest from SunPointe II did drive through the newly applied sealcoat. Not only did they drive through it once but they drove from barricade to barricade two more times. This is an expensive process, which we as owners all pay for, this person drove through about \$1,500 dollars worth of your money.

There were also three vehicles towed or charged drop fees. Tow fee is about \$300.00 Please observe all signs in the sections still to be seal coated.

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Mailboxes, Keys Left in Mailbox, Mail in Wrong Box – If mail is placed in the wrong box, please do one of two things, hand deliver it to your neighbor or simply place it in the outgoing mail. The postman/woman will take care of it. If your neighbor left their keys in the mailbox please note the box number, take the keys with you and call Brian at Precision Management. **DO NOT PUT THE KEYS ON TOP OF THE MAILBOX. DO NOT PUT INCORRECTLY MAIL ON TOP OF THE MAILBOX.**

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Quick Tips –

- Change out your furnace filter.
- Have at least one carbon monoxide detector on each floor and change the batteries.
- Keep the area near your high efficiency furnace vents clear of snow or other objects.
- Don't pile snow up around gas meters.
- Don't shovel snow to the middle of the driveways or to the sides of the garage it makes it difficult for your neighbors to drive through and the snow crews to remove.

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Surveillance Devices – Any surveillance device mounted on the exterior of the building including doorbell cameras require submission of a design review request and written permission from the Board of Directors prior to installation.

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Safety Meeting at Lakewood Estes Park – There was a safety meeting organized by Lakewood Estates Filing 1 on Wednesday September 25, 2019. Lakewood Police lead the meeting. The main takeaway from the meeting was the City of Lakewood Police considers our area very safe and low crime. The main recommendations are leave your front patio lights on. Dead bolt and lock your door between the garage and your house. Keep your garage door closed at all times unless your are in the garage working. Lock your vehicle and do not leave anything of value or interest on the seat or in sight.

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Snow Removal – Our snow removal contract with Terracare states that snow will be cleared from walkways, when 2 or more inches are measurable (this is a community average measurement). Snow will be removed from the roadways when a minimum of 4 inches has accumulated.

Please remember this is a large community and it can take as long as four to six hours to shovel snow from the walkways and two to four hours to plow snow from driveways. Just because you do not see a crew outside your window doesn't mean they are not working hard in another part of the community.

Homeowners and renters are responsible for removing snow within their gated patios. The best way to remove snow is to shovel it. **DO NOT USE ROCK SALT** as this may cause damage to the surface of the concrete. *Homeowners will be responsible for concrete repairs or replacement of patios damaged by rock salt or other chemicals.* Products like "Deep Thaw" are recommended for melting ice. Be sure to carefully read the directions on the packaging before using this product or others like it. This product does need to be hosed off to prevent damage to concrete.

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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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Smokers – There are a few residents and guests that smoke tobacco. Please do not toss your used cigarettes in the lawn or bushes. Take the butts home with you. There are also a few residents who smoke marijuana. State law says you may only smoke marijuana in side your unit and not in public spaces including walking around the community or on your front patio. All smokers should take precautions to minimize smoke of any kind seeping through the walls of units. Your neighbor may be supportive of your right to smoke but may not be supportive of smelling it in their own home.

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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.

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 October 22, 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.