

SunPointe II

News and Community Education

Dear SunPointe II Resident

February 2020

Recycle Days – February 24, March 9 and 23, April 6 and 20, May 4 and 18.

2020 Annual Homeowners Meeting – The 2020 Annual Homeowners meeting will be Wednesday March 11, 2020 at 7PM in the Lakewood Cultural Center, 470 South Allison Parkway. There is covered underground parking and elevators. We will discuss 2019 Budget vs. Actual, 2020 Reserve Improvements, Development of the White Fence Farm, and Reducing the Number of Rentals Allowed.

We will also elect 3 Board Members to serve a two-year term. If you are interested in adding your name to the ballot or have questions about the Board of Directors position please contact property manager Brian Gadbery at 303-984-4926 or email sun2board@gmail.com

Meeting Notices and Proxy have been sent to each owner. If you did not receive one or need a duplicate please call 303-984-4926 or email sun2board@gmail.com.

There will be door prizes drawn at the end of the meeting.

Annual Community Disclosures – On January 1, 2020 the Association is required to disclose various documents. Some of these required documents are new and some are the ones always required to disclose. These documents can be found on the Association's website (sunpointe2.com). You can find the following on the site: Operating budget for the current fiscal year, recent annual financial statements, financial audit, list of all assessments by unit, insurance certificate, reserve study, meeting minutes, and much more.

Feeding Squirrels – Please, Please do not feed the squirrels in the community. They have plenty of naturally occurring food sources to eat. The Community has a number of oak trees which produce acorns, hawthorn trees and bushes which produce red berries, ash trees which are loaded with seeds, juniper trees and shrubs which produce berries and pine trees of various species which are loaded with pinecones and many other plants and trees which provide every thing they need to survive the winter. When you feed the squirrels you encourage them to hang out near your home. They then try and find a way into your attic or wall by chewing through the siding or other weak area. This causes damage to the building, possible wiring, and insulation. It can be costly to repair and inspect for damage, and trap the squirrels out of your attic.

Three years ago the Association spent about \$5,000 repairing squirrel damage to various units.

The food left out also attracts mice and rats, which also take up residence in your home.

Whole peanut shells are taken up to the roof of the buildings and the shells roll down the roof and plug the gutters and downspouts.

Please do not feed the squirrels, mice, rats, raccoons etc.

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Winter Walking – Please use caution when walking around the community during the winter and after snowstorms. Each day some of the snow melts and refreezes. Having shoes with good traction or even shoes fitted with some sort of cable like “Yak Tracks” or “Micro Spikes” is a good idea. In some cases, driving to pick up your mail for a few days may be the best option.

Please do not walk between buildings or on frozen landscape, as these areas can be vary icy and slippery.

Driving the posted speed limit of 15 MPH or less is also a good idea. Prepare to stop long before you reach the stop signs when it is snowing and icy. All the SunPointe I and II children use the street to get to their bus stop on Iliff. Think of them as your kids or grandkids and give them and their parents a chance to get to and from the bus stop safely. All the other residents that have to use the street will also appreciate your courtesy and care driving.

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Ice Melt – Please use ice melt sparingly. Heavy use of ice melt (example after the ice is gone there is still a layer of ice melt on the surface) can cause major damage to concrete, decking, metal screws, fasteners, etc. Ice melt in any form is a type of salt. Please apply ice melt, and then gently chip away the ice after an hour or so. When there is a warm stretch of weather, hose off the area. This will dilute the salt and cause less damage to concrete and decking. It will also help dilute the build up of salts, which kill grass and shrubs.

Do not hammer, pound or chip ice in a way that damages concrete, asphalt or decks. There is no way to fix this damage and it hastens the deterioration of the concrete, asphalt or deck material. To repair this damage, will cost thousands of dollars. These are your dollars.

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Covenant Reminders – It’s a new year but the rules are the same.

- Stop at all stop signs.
- Back slowly out of garages and go very slowly when entering or exiting a driveway to or from the loop road.
- Community speed limit is 15 MPH or less.
- Keep garage doors closed at all times. This prevents frozen pipes and your personal belongings from going missing.

Do not let your pets pee or poop on the patio.

- Pick up after your pet, bag it and place it in a trashcan inside your garage.
- Pets must be on leash at all times.
- No pets in the tennis courts or pool
- Don't leave your pet unattended on the patio.
- Get permission before you start your home improvements.
- You may paint or replace flooring without prior approval but almost everything else needs approval.
- In most cases the Board will grant approval, the Association wants to make sure building codes are followed, permits obtained and damage to the buildings is prevented.
- Window coverings must show white to the exterior of the unit/home.
- You are welcome at all Monthly Board of Director Meetings.
- If the mail is in the wrong box you can put it back in the out going mail or walk it to your neighbor. The address is right on the envelope or package.
- You could pick up trash in the driveways after trash day it would keep our community cleaner.
- Please park in your garage.
- Owners, Residents and Renters may not park in visitor spaces.
- Trash cans should only be placed out on Monday mornings and put back in your garage on Monday evening.
- Management will notify the community if there is ever a holiday delay in trash pick up. See newsletter or notices on the sides of the mailboxes.
- The only holidays observed by our trash and recycling provider are New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas. Notices will be on mailboxes and in the newsletter.

Board Meetings – Board of Directors' meeting are generally held once a month, on the second Tuesday of the month. If you would like to attend please email or call Property Manager Brian Gadbery at sun2board@gmail.com or call 303-984-4926 to confirm place, date and time. Next tentatively scheduled meeting is March 10, 2020 at the Link Recreation Center.

Call 911 – Please call 911 for the following: domestic disputes, noise complaints, suspicious persons or activity, attempted break-ins, fire alarms, smoke and or 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.

Newsletters and Notification by Email – If you would like to receive your newsletter and community notices by email, please send your name, address and email address to sun2board@gmail.com. Signing up for email notifications will save you money. You will also get important information faster.

Contact information – The community Manager, Brian Gadbery owner of Precision Management 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.