

# SunPointe II

## News and Community Education

Dear SunPointe II Resident

April 2020

**I Read the Newsletter Contest** – In the March Newsletter, at the end of the letter there was a heading on how to enter to win a \$40 gift card. All you had to do was email or mail in that you had read the newsletter by the deadline. Only 36 people participated in the contest out of over 180 newsletters sent by email or by mail. The big winner is Jane. Keep looking, there may be another contest.

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**Recycle Days** –April 6 and 20, May 4 and 18. June 1, 15 and 29. July 13 and 27. August 10 and 24.

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**2020 Board Members** – At the April 14 Board Meeting Board Member Titles were determined. The Board Members and titles follows:

Ron Fischer, President

Pat Strunk, Vice President

Barb Quist, Secretary/Treasure

Ernie Dunn, Member at Large

Dennis Jerger, Member at Large

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### ***COVID19 RELATED***

**Community Calendar – Due to the Covid19 Pandemic calendar events have been canceled or postponed until the Governor of Colorado, and the Mayor of Lakewood, loosen social distancing restrictions.**

**Statement from the Board** "The following actions are taken by your Board until authorities determine that the health and safety of Sun Pointe II residents will not be compromised: tennis court (closed), Volunteer Day (delayed), pool/spa opening (delayed), pool community cookout (delayed)."

The Pool will be cleaned and circulating, but will remain covered and closed until it is safe for the community to use the pool and pool area. These steps are taken to keep the water from turning green and growing algae. It will also allow us to open the pool quickly once it is safe to do so.

It is not the water that is a problem, it is all the surfaces that are touched by users and the fact it is difficult to keep distance from others. The touch surfaces are gate handles, bathroom door knobs, toilet seats, toilet flush levers, light switches, sink faucets, handrails on pool deck, handrails for the pool, pool furniture, the edge of the pool etc. It will be very difficult and costly to disinfect all these surfaces every

day let alone every hour or every use. Please note the hot tub may not be open at all due to social distancing requirements.

The Board of Directors and Management will make decisions day to day as the pandemic develops.

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***COVID19 RELATED Items due to many of us staying at HOME.***

**Sewer Lines** – Please see the attached or included handout on what cannot be flushed down the toilet, drain lines or sewer lines. It is easier to remember what can go down the toilet. That would be urine, poop, vomit and toilet paper and only toilet paper. No tissue, Kleenex, wet wipes, rags, paper towels. Even if the package says the wipes are flushable **THEY ARE NOT FLUSHABLE!**

The Association doesn't cover the cost of repairs due to a sewer line back up. Check with your insurance agent for sewer damage coverage.

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***COVID19 RELATED Items due to many of us staying at HOME.***

**Garbage Disposal and Kitchen Sink** – The water company recommends that you never ever put grease, butter, or oil down the sink. Pouring any amount of grease, butter or oil down the sink causes the entire sewer system to clog up. When the system clogs your or your neighbors can have raw sewage back up into your home.

The water company also recommends egg shells, potato peels, carrot peels, orange peels, lime and lemon peels not be put down the garbage disposal. Put these items in the trash. All of these ground up food products can cause the sewer line to clog. Causing raw sewage to back up into your home or your neighbor's home.

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***COVID19 RELATED Items due to many of us staying at HOME.***

**Water Use (Toilet Leaks)** – Management monitors water use on each building each month. The water company also notifies management any time there is an abnormal amount of water used during a billing cycle. When this occurs, Brian Gadbery, of Precision Management notifies each owner in the building to test his or her toilets for leaks. We do not care whose toilet is leaking we just want to find the leak and get it fixed as soon as possible. This billing cycle a building that used 9,000 gallons last month used 82,000 gallons this month. This amount of water costs all of us about \$450 for the extra water used. With the help of each owner testing the toilet, we found the leak in just less than two days and repairs were made. The building was on pace to use 124,000 of water for the month. Thank you to the owners for their help.

Included in this newsletter are instructions on how to test your toilet for leaks. **MANY TOILET LEAKS CANNOT BE SEEN OR HEARD. TESTING IS THE ONLY WAY TO FIND THE LEAK.** Replace the tablet (mentioned in the instructions) with food coloring.

It is recommended that you test your toilets twice a year to prevent water waste and extra costs to the Association (YOU).

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**Dog Owners** – You may not leave dogs unattended on the patio at any time (this means you have to be physically on the patio with your pet). Dogs must be on leash and leash in your hand at all times. Leash cannot be attached to any part of the building, landscaping, post, pole or rock. Pets may not use the patio for a bathroom. Please pick up your dog’s poop. You may not have more than two pets per unit. The City of Lakewood requires all dogs be licensed. The City of Lakewood also prohibits more than two dogs per home.

Thank you to all the dog owners who pick up their dog’s poop and others’ dog poop when out in the community.



**COVID19 RELATED** *Please use social distancing, wear masks and this is incorporated in your exercise routine as related to the stay at home order.*

**What Can I Do to Help the Association** – As you know we had to postpone volunteer day but that doesn’t mean you can’t volunteer on your own. You can always pull weeds as long as you know they are weeds. Picking up landscape rock that have found their way into the lawn can be picked up and tossed back in the rock beds. Many of our residents are walking more to get exercise these are two things that can be safely done and still be compliant with social distancing orders.



**Community Dumpster (roll-off)** – The community dumpster was a big success. It may have been too big. Residents continued to throw junk in the dumpster after signs were set up saying the dumpster was full and to take your trash back home. Some residents also tossed items in the dumpster that were not allowed, water heater, window glass, cast iron grill were just some of the items not allowed. Please, when and if the Association provides a dumpster again, follow the rules.

**Please help the Association (you) help you to provide beneficial services.**

**COVID19 RELATED**

**Recycling and Trash** – During this Covid19 period, our trash provider will not take any loose items at all. All recycling must be in the recycling cart. All items in the recycling cart must be recyclable and NOT IN A PLASTIC BAG OF ANY KIND. Boxes left outside the recycling cart will not be picked up. All trash must be in a trashcan. If you do not have a trashcan all trash must be bagged. It is strongly recommended you purchase a plastic trashcan.



**Sweeping Out Your Garage** – It’s spring and time to clean up winter. When sweeping out your garage, please put dirt and debris in your trashcan and not sweep it into the driveway where you and your neighbors track it back into the garage. Your neighbors will thank you for this simple courtesy.



**Building Repair and Paint** – This summer the Association is planning on painting and making siding and trim repairs to the following buildings 3, 4, 25, 26, 29, 30, 31, and 32. We are not sure when work will began due to Covid19. Owners will be notified at least a week prior to start of work. This will give you time to remove all of your personal belonging from the patio to prevent damage.



**When the Pool Opens** – You will need an active plastic key card to access the pool and tennis courts. There are many new owners who have not filled out the pool use agreement in order to obtain the key

card or have the key card, given to you at closing, reactivated. Your Assessment (dues) account must also be current. All late monthly assessments paid, all late fees paid, all fines paid to be able to access the pool and courts when they open.

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**Decorating Your Patio** – Please remember do not tack, nail or screw anything to the exterior of the unit or patio wall. Do not place anything on the top rail of the patio.

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**Hanging Things to Dry on Patio Rails** – The Association does not allow for anything to be laid on the patio rails. Please do not dry towels, rugs, swimsuits, clothing, floatation devises on the patio rails. The rest of the community and visitors do not want to see your personal items sunning themselves. It is for appearances as well as to prevent damage to the paint and wood of the top rail.

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**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](mailto:sun2board@gmail.com) or call 303-984-4926 to confirm place, date and time. **Next tentatively scheduled meeting is May 12, 2020 at the SunPointe II Pool or Virtual Meeting.**

**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](mailto: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](mailto:sun2board@gmail.com). The SunPointe II Board of Directors can be contacted by email at [sun2board@gmail.com](mailto:sun2board@gmail.com).