

# SunPointe II

## News and Community Education

Dear SunPointe II Resident

May 2020

**TRASH PICKUP DELAY Memorial Day** – Due to the Memorial Day Holiday Monday, May 25, trash will be collected on the following day. Trash will be picked up on Tuesday May 26, 2020. Please do not put trash out prior to the morning of pickup.

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

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**Building Repair and Paint** – Starting June 1, 2020 the Association will start the siding/building repair-painting project to Buildings 3, 4, 25, 26, 29, 30, 31, and 32. 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. Neither the Association nor the contractor is responsible for damage to items you choose to leave on the patio. Carpentry (siding, trim and patio wall repair) will start first and will be one to two weeks ahead of the paint crews. Paint crews will follow behind as repairs are made and will again post notices prior to painting. (Addresses as part of the 2020 paint cycle are listed at the end of this Newsletter).

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### ***COVID19 RELATED***

**Pool and Tennis Courts** – The Board of Directors will take a wait and see approach to pool opening and tennis court opening. The Association is waiting for clear directions from Government agencies prior to making a decision on when or if to open. The health and safety of our Community is the Board priority. Openings will be delayed until at least June 1, 2020. If these amenities do open there will be significant restrictions and the possibility of waivers being required to be signed by Owners interested in using the amenities when they open.

**Trash and Recycling** – THE ASSOCIATION'S TRASH AND RECYCLING PROVIDER WILL NOT PICK UP RECYCLING THAT IS NOT IN AN APPROVED RECYCLING CART. ANY RECYCLING MATERIAL NOT IN THE CART WILL NOT BE PICKED UP. THIS INCLUDES CARDBOARD BOXES WHETHER BROKEN DOWN OR NOT. LOOSE TRASH WILL NOT BE PICKED UP. ALL TRASH MUST BE PLACED IN SEALED BAGS AND SHOULD BE PLACED IN A TRASH CAN.

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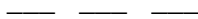
**Orange Tape on Ash Trees** – The orange tape on some of the community’s ash trees is to help Schulhoff Tree and Lawn find the trees to be treated for Emerald Ash Borer Beetle. This treatment is performed every two years and is an injected treatment. It will help prevent infestation of the beetle. The contractor will remove tape after treatment.



**Monthly Board of Director Meetings** – All owners are welcome at the monthly Board Meetings. The Board generally meets every second Tuesday of the month. These meetings are generally held at the SunPointe II Pool during warm months and at the Link Recreation Center in the cool months. Meeting start time is generally 6:30PM or 7PM. Meetings during Covid19 have been held by Zoom meeting app or in early afternoon at the pool with social distancing guidelines and for the warmth the afternoon brings. If you would like to attend the next tentatively scheduled meeting on June 9 please contact Brian Gadbery of Precision Management for confirmation of date and time or to be put on a reminder list for the next meeting.



**Shrubs That Appear Brown or Dead** – The freeze in early April set all plant material back. Most trees and shrubs were just starting their spring growth when temps went into the teens shocking plants. Hardest hit were euonymus, barberry and ash trees. Euonymus are the bushes with roundish green leaves. The leaves generally stay green year round. Most of the euonymus appear dead with brown leaves. If you look close, there are green shoots further down the stem. Please give them a chance to come back. Barberry shrubs are also attempting a come back. Ash trees are just starting to leaf out again. It may not be until mid June before shrubs look good again and will look better after the first prune in early July.



**Potting Soil (OLD)** – When repotting your container garden please do not dump old soil in the lawn, under shrubs or in the landscape rocks. Please put it in your trashcan and put it out for Monday trash pickup.



**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.



**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, and 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.



**FHA and VA Approval** – The Association has had their FHA and VA approval renewed. This renewal is good for the next two years ending on May 15, 2022. The Association must pay a fee to be recertified every two years. This designation helps owners wishing to sell their units have a broader pool of buyers. Some of the requirements are: a limit on rentals, limit on the number owners behind on monthly assessments, proper insurance coverage’s, money held in reserve and a solid budget and financial history.

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**Association Insurance Renewal** – The Association insurance will be renewed for the 2020/2021 renewal period. All owners whose mortgage company is on file with the Association’s insurance agent will automatically receive certificates of renewal. If your mortgage company sends you a notice about laps or expiring insurance please have your mortgage company email [certificate@thinkccig.com](mailto:certificate@thinkccig.com) to have one sent with in 24 hours and your mortgage company will be placed on the notification list. Precision Management cannot provide the proper document the mortgage company requires. A certificate of insurance is available on the Association website [sunpointe2.com](http://sunpointe2.com).

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**WEEDS** – Please pull all weeds including mint or cat nip growing along your patio wall.

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**Window Mounted Air Conditioning Units** – The Association doesn’t allow Air conditioning units mounted externally. This means nothing may extend past the window frame, glass or screen.

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**Water Feature** – Please do not play in the water feature. There is the possibility of glass in the feature. How does glass get in the feature? Some people think tossing their glass bottles in the feature is the right thing to do. The chemicals used to keep the water clear may irritate skin. Please don’t throw rocks in the water, they have to be removed. The rocks keep the feature clean and working properly when left alone. Do not climb on the water feature or waterfall.

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**Theft** – Please keep your garage door closed at all times. It only takes a second to loose a bike, tools, personal items or the remote to your garage. Please let your neighbor know if the garage is open. You may have your garage open if you are in the garage working. Another item that does get stolen off patios is propane gas containers. Keep them secure, hidden or locked to your grill.

If you are parking outside the garage do not leave any of value or anything visible in your vehicle. Keep your vehicle locked at all times.

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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.

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**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.

**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 June 9, 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).

## 2020 Repair and Paint Schedule

Building #3      5865, 5867, 5869, 5871, 5873, 5875 W. Atlantic Place  
Building #4      5853, 5855, 5857, 5859, 5861, 5863 W. Atlantic Place  
Building #25     5703, 5705, 5709, 5711 W. Asbury Place  
Building #26     5713, 5715, 5717, 5721, 5723 W. Asbury Place  
Building #29     5743, 5745, 5747, 5749, 5751, 5753, 5755 W. Asbury Place  
Building #30     5735, 5735, 5739, 5741 W. Asbury Place  
Building #31     5725, 5727, 5731, 5733 W. Asbury Place  
Building #32     5880, 5882, 5884, 5886 W. Asbury Place  
Jewell Street Fence SunPointe II Side Only.