

SunPointe II

News and Community Education

Dear SunPointe II Resident

June 2020

Recycle Days – June 15 and 29. July 13 and 27. August 10 and 24.

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 belongings 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.

COVID19 RELATED

COVID19 Tennis Courts – The tennis courts are open for resident’s use. The basketball backboard will be removed. Please keep court activities to family members or people living in the same household whenever possible. Do not use the courts if you have any symptoms of Covid19 this includes fever, feeling ill, cough etc. It is advised not to share balls and keep social distance while playing tennis or pickleball.

COVID19 Pool – After reviewing the State of Colorado’s latest rules on opening HOA pools, the Board of Directors has decided to keep the pool closed for the time being. The Board will continue to review updated revisions to the State’s rules on pool opening and operation.

The Board found that the requirement to clean the bathrooms every hour was beyond the Association’s means and budget. This would require hiring a contractor for 8 to 12 hours a day to maintain this level of service. Closing the bathrooms is not an option according to the Association’s attorney’s interpretation of the State Rules for pool opening.

The Board will review changes as they develop. The Board will again discuss pool opening after the July 4th holiday.

If the pool does open this season there will be changes to the rules and look of the pool area. The following changes will be implemented if the pool does open. All owners would have to sign a waiver, no guests will be allowed (including grandchildren, family outside the community, friends etc.), no food will be allowed, no pool toys, or floats, there will be no pool furniture placed out for use, you will have

to bring your own chairs and take them home with you, hot tub will not be available for use, shortened pool hours. These are some of the restrictions if the pool were to open this season.

COVID19 Trash and Recycling – Recently there was a rumor that the Association had negotiated a new contract with our provider that stated only one trashcan per unit. It was also rumored that the strict rules regarding trash or recycling outside the cart, can or bags was not due to Covid19 protocols implemented by Republic Services. **This misinformation is just that, misinformation.**

Precision Management and the Board of Directors are happy to answer questions about the community. Please come to these sources of information if you have questions or have concerns.

Each owner/unit is allowed one trash container and three sealed bags of trash. Each owner/unit is allowed only one recycling cart provided by Republic Services. Recycling not in the provided cart will not be picked up as recycling.

Yes sometimes loose trash and recycling does get picked up but consider it your lucky day. The provider doesn't have to pick up items not inside of the recycling cart (DO NOT BAG RECYCLING) and trash items not in a trashcan, cart or bags.

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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What's That Smell – Some of you might be smelling a very unpleasant odor about now. It smells like sewer, dead fish, or worse. The smell is coming from the white flowers on many of our Hawthorn trees. The smell will last until the blooms fall off. These trees produce red berries in the fall, which feed birds, squirrels and other wild life. And no, we have no idea why the developer planted such a smelly tree, but it will be over soon.

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Association Insurance Renewal – Please read the Insurance Newsletter included with this newsletter. It will be helpful when discussing your insurance needs with your insurance agent. The Association's insurance doesn't cover upgrades to your unit. This includes but not limited to hard wood floors, upgraded counter tops, upgraded cabinets, and any improvement to the basement. If your basement is finished it is an improvement and you should have insurance that covers the cost of rebuilding the finished or partially finished basement. There is a handy insurance chart at the back of the Declarations, which will help you and your agent purchase the proper coverage.

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@thinkceig.com to have one sent within 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.

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WEEDS – Please pull all weeds including mint or catnip growing along your patio wall.

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Projects, Craft and Art Projects – We have many handy and crafty people in our community. With Covid19 and the Stay at Home and Stay Safer at Home orders many of you have taken on projects. Please, when doing a project take care to clean up the common areas after each day. Common areas and Limited common areas are the driveway, the area outside your garage, patio, and landscape outside your patio.

Use extreme caution when using spray paint. There have been a number of cases where there is over spray on the driveway, retaining walls and buildings. Over spray doesn't clean up and will remain unsightly for a long time and damage other painted surfaces including cars.

You may be fined and/or charged for damage caused by paint over spray or any other cleanup or damage to common or limited common areas.

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Theft – Please keep your garage door closed at all times. It only takes a second to lose 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 items of value visible in your vehicle. Keep your vehicle locked at all times.

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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 or call 303-984-4926 to confirm place, date and time. **Next tentatively scheduled meeting is July 14, 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. 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.