

SunPointe II

News and Community Education

Dear SunPointe II Resident

July 2020

Recycle Days – July 27. August 10 and 24. September 8 (Labor Day Delay) and 21. October 5 and 19. November 2, 16 and 30.

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Pool is Closed for the Summer – With an abundance of caution the Board will keep the pool closed for the 2020 season. Tennis/Pickleball court will remain open unless the City, County or State orders them closed.

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Feeding Animals – Please do not feed squirrels, or any other wild animal. The town of Morrison, Colorado, only a few miles from SunPointe II, had a squirrel test positive for the Bubonic Plague this week.

When you feed squirrels you are also feeding mice, rats, raccoons, skunks all of which can carry diseases. The diseases they carry can affect humans and pets.

Feeding wild animals also bring in more animals and causes competition for places for them to live. Every building on the paint cycle this year shows signs of animals damaging siding trying to get into attics and roof lines.

So far this year squirrels have entered two units that we know of and raccoons have damaged four buildings trying to nest or live in attics. The cost of removal, and damage to units can run into the thousands of dollars.

You may not be the one with the wild animal in the house but when you are, most people would prefer you not feed the cute little squirrel.

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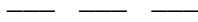
Water Feature / Water Fall – Please do not play in the water feature. This includes throwing rocks in the water, floating sticks and debris, or building dams.

The water is treated with pool chlorine twice a week and with algaecide twice a month. These chemicals can cause skin irritation. Pets should not drink or play in the water feature for the same reason you don't allow your dog to drink pool water or treated toilet water. It may cause skin or digestive irritation.

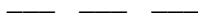
There is broken glass and other dangerous debris in the water feature as happy intoxicated residents or visitors to the community have tossed glass bottles in the water.

The waterfall rock is tall enough that a fall can cause injury. Walking on the waterfall and edge of the feature can also cause damage.

If you see someone in the water feature ask them (adults and children) to get out. We all own the feature and we all have the ability and responsibility to help others follow the rules of the community.

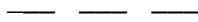


Window Mounted Air Conditioning Units are Not Allowed in SunPointe II – Window mounted air conditioning units are not allowed in SunPointe II. To install one would require a Design Review Request prior to installation and would be denied if submitted. In-room air conditioning units are allowed but must not extend beyond the screen of the window and the screen must remain in place. Please contact Precision Management at 303-984-4926 if you have a question.



Please Check Your Patio and Window Wells – Please pull all weeds including mint or catnip growing along your patio wall. Please pull any young trees or shrubs growing along your patio wall. If you have a window well to the basement please pull all weeds, trees, shrubs and remove leaves and other debris that have accumulated in them.

The Association asks all owners to check the grates on the window wells to see if a prior resident has screwed them down. All window wells covers should be loose enough to remove in case you need to escape fire. There are latch mechanisms you can install that will lock them down near the window which still allow you to escape but keep the grate secure.



Political Signs - Residents may display political campaign signs in the window of their unit. One sign per political office or ballot issue is allowed forty-five (45) days prior to Election Day, but must be removed no later than five (5) days after such election. Signs may not be larger than thirty-six inches by forty-eight inches (36" x 48"). Political signs may not be placed in any limited common or common element.

Political signs may be placed in your window starting September 20, 2020 and must be removed by November 8, 2020.

Political statement signs are not allowed. Sport team signs are not allowed. Any other sign is not allowed.



Parking – Some aspects of parking enforcement have been lax in the last few months due to Covid19 and stay at home orders.

A reminder, owners, residents, renters, are not allowed to park in Visitor Parking Spaces. Anything outside of your units' garages is Visitor Parking. Visitors can only park for 9 days in a 28-day period. This doesn't mean each month. It is within the past 28 days. The visitor-parking rule allows for residents of SunPointe II to have guests every Friday and Saturday night for the year and not get in trouble with the parking rules. It also allows for a visitors to stay with a resident for a week without being in violation of the parking rules.

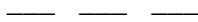
Starting August 1, 2020 vehicles that receive a second warning will be placed on a 28-day tow list. If your vehicle is parked in a visitor space again in that 28 day time period your vehicle will be towed at the vehicle owners expense. Please let your visitors know this. This is the parking rule of the community.

Please call ACE Towing at 303-980-8770 to collect your vehicle. The cost will be over \$300 to get your vehicle out of the impound lot.

OWNERS and RESIDENTS OF SUNPOINTE II you are not allowed to park in visitor spaces and maybe towed without warning. Park in your garage!



Hey My Shrubs Need Trimming – The Board and Management are aware that the shrubs need trimming. Management requested trimming the first week in July by the grounds maintenance company. The Association’s ground contract calls for two shrub trimmings a year, one near the first on July and one in late September before they go dormant. The Board and volunteers may start to trim some of the shrubs that are encroaching on walkways over the next week or so. The Association’s grounds company as well as other grounds companies, have staffing problems due to the Federal Governments restrictions on work visas and lack of interest in lawn care work.



Recycling Question – Over the last two recycling days, Management or the Board has counted the number of homes/units that recycle. We have found that only about half of the 162 units participate in recycling program. It costs the Association a little less than \$402 a month to recycle. It means that nearly \$200 a month (\$2,400 a year) is wasted because of lack of participation. The Board is considering canceling the program and moving the savings to other budget items.

Owners still interested in recycling can contract with Republic Services directly at about \$5.25 to \$6.00 per month or \$63.00 to \$72.00 per year. If you like please fill out the short survey at the end of the newsletter to express your opinion on discontinuing recycling service.



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.

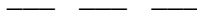
Use extreme caution when using spray paint. There have been a number of cases where there is over spray on the driveway, retaining walls and buildings. Over spray doesn’t clean up and will remain unsightly for a long time and damage other painted surfaces including cars.

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.



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.



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. **At this time there is not a meeting scheduled for August.**

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.

Recycling Survey July 2020

Please, MARK ALL THAT APPLY.

ADDRESS of Property

_____ I participate in the Association’s recycling program.

_____ I would be willing to pay out of pocket for recycling.

_____ I would not recycle if I had to pay for recycling out of pocket.

_____ I think the Association should discontinue the recycling program.

_____ I think the Association should keep the recycling program regardless of the cost.

Please return survey to Precision Management at P.O. Box 27054, Lakewood, CO 80227 or by email at sun2board@gmail.com

Please return by August 1, 2020.