

# SunPointe II

## News and Community Education

Dear SunPointe II Resident

August 2020

**Recycle Days** – September 8 (Labor Day Delay) and 21. October 5 and 19. November 2, 16 and 30.

### **TRASH AND RECYCLING WILL BE DELETED DUE TO THE LABOR DAY HOLIDAY.**

**BOTH WILL BE COLLECTED ON TUESDAY, SEPTEMBER 8, 2020. PLEASE PLACE TRASH AND RECYCLING OUT THE MORNING OF PICK UP ONLY.**

---

**Lakewood Police Information and Safety Suggestions** – The area HOA's had a meeting with Lakewood Police Community Action Taskforce recently to discuss crime in the community. This included Lakewood Estates Filing #1 and #2, Charter Wood, and others. The biggest crime problems are crimes of opportunity. Burglary from vehicles is number one. If you park outside your garage make sure there is nothing visible in the car. This includes phones, laptops, bags, chargers, trash, etc. A clean car is not generally a target. Lock your vehicle all the time, every time. The next issue is theft from open garages. This is a simple problem to solve, close your garage when you are not in it working. It only takes a second to ride off on your bike, or open the car door and take your garage door remote control or take a couple of tools. Other issues talked about were the speeding and racing on Jewell. Another running of stop signs on Iliff and Pacific Circle. The last item was the people who park on the street from SunPointe I and SunPointe II. This information came from Lakewood Police and the representatives from the HOA's.

For added safety all residents should keep their patio light on at night. If you install an LED 60 watt equivalent bulb it will last years and cost very little to leave on all night.

The Association replaces garage side driveway lights and walkway light every 30 to 45 days. You don't need to replace bulbs in these lights.

**Helpful tip. If you are in the garage working you can have the garage door open but as soon as you step inside the house close the door. It really only takes less then 60 seconds to take something from your garage while you have stepped in the house.**

---

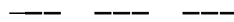
**Irrigation and Grass/Turf** – The turf is stressed this year with a near record number of days above 90 degrees. Due to water restrictions we can only water three times a week. Irrigation occurs generally during the night and the time we can water is split into two sessions. This helps the water soak into the ground and not run off. Some of the zones at the time of construction have too many heads on the zone, which causes low water pressure. During times of high heat this issues shows up with dry grass areas.

Most if not all of the grass /turf in the community is Kentucky Blue grass which doesn't do well in high heat. At times of high heat the grass goes dormant. The blades of grass turn brown to preserve the plant. The roots are still alive and the grass will come back as the heat lessens and the watering can do a better job.

This dormant grass does allow the rabbit population a chance to do more damage when they scratch at the grass to lie in the dirt. There are a number of areas of damaged grass due to the current rabbit population.

This is not to say there are some areas that do have irrigation issues. One of the major problem areas is the west and north side of the community on both Asbury and Atlantic Place. There have been two major main line breaks, which required repair and the irrigation to this large area was turned off twice in the last couple of weeks. The glue requires at least 24 hours to properly cure after the repair is made.

If you are watering the grass please let management know so that the irrigation tech can take a look at the issue where you are watering. If you are keeping it green with your hose no one will know there is a problem .



**Garage Doors** – Each owner is responsible for the care, maintenance and replacement of garage doors, garage door openers and track systems. Your garage door should be serviced every year to maintain the property workings of the door. You can go as long as two years.

How do I know if my door needs service? If your door grinds, squeaks, or pops it needs service. If it closes unevenly it needs service. If it is rubbing on the garage trim it needs service. If it is buckled in the closed position it needs services.

It is far less expensive to pay \$100 to \$130 for service then to replace the door.

The Association does paint the door for you every 7 years. If you ever need to replace your door you will need to submit a design review request form and receive written permission prior to replacing the door or signing a contract with the company you have chosen. You will also be required to paint the door to match the building color.



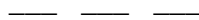
**Garage Walls and Entry Door to the House** – The integrity of your garage walls including ceiling are important to the fire safety of your home and the entire building.

Holes in the drywall in the garage allow fire to inter the building faster and possibly trapping you and your family in the home.

If you have a hole in the drywall you should repair it immediately and use someone knowledgeable in the use of fire rated materials to seal the hole.

Holes allow fire to quickly spread throughout your home and spread to the adjoining units.

You should also have a solid, fire rated, self-closing door between the living space of your home and the garage.



**Inspections** – The Board will conduct a community inspection in September. They will be looking for maintenance related items the Association will need to address. They will also be looking for covenant violations or maintenance items that homeowners are responsible for. Some of the covenant issues the Board will be looking for are weeds or trees growing in the patio area or window wells of the units. Broken, missing or torn window screens. Items attached to the unit without written permission from the Board of Directors. Please take a minute to look around your patio, window wells and windows from items you can take care of prior to inspection.



**Recycling Bin Placement** – To help our trash and recycling provider more efficiently collect recycling carts please make sure they are placed three feet from the side of the building, garage door, gas meter, gas meter bollards, and trash cans. Also look overhead to see if the over hang of the roof or trees

might interfere with the lift of the cart. The recycling trucks use an automated arm to collect recycling carts and Republic Services asks that you keep at least three feet space around your cart. Next recycling day chalk maybe used to show **all owners** where best to place your recycling cart. This may make it a little tricky to back your car out of the garage but it will help prevent damage to the building by the automated arm of the truck.

**Large Item Pickup** – Each owner can pay for a special item or bulky item pick up. The Association’s trash provider will take large items. You will have to call them first, let them know what item or items you have to pick up and they will quote you a price and bill you directly for the pick up. They will take mattresses, chairs, bookcases and other items if you make prior arrangements. Please call them by Wednesday if you want a special pick up by the next Monday. Please call Republic Services Customer Service number at (303) 286-1200 for special item pick up.



**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.



**Drivers Please Watch for Children** – The Association has more children at play these days. Please come to a complete stop at all stop signs and as you exit the driveways on to the Loop Road. There have been many cases were children as well as adults in the community have almost been hit. Children are riding bikes and scooters down the hills and have very little time to react when drivers blow or roll through a stop sign. People don’t stand a chance when hit by a car. Drivers also remember the speed limit is only 15 MPH or less on the loop road and driveways. Slower is better and safer for children, adults, people, pets, bikes, scooters, and other vehicles.

Parents remind your children to use care when playing in the neighborhood. Drivers have a hard time seeing people and fast moving bikes, and scooter at dusk and dark. It is even hard to see any person walking as well.

You can use the flashlight on your phone to let drivers know you are on the road or driveways at dusk or at night.

**Parking Reminder (don’t get towed)** – 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 please.

--- --- ---

**Recycling Question** – The Board will review the returned recycling surveys at the September Board of Directors Meeting. It seems, by the surveys, returned that recycling should be kept as a service. We encourage all residents of SunPointe II to take advantage of the recycling service, which is included in your monthly Assessment. If you need a recycling cart to participate in the recycling program please call Republic Services customer service number 303-286-1200. If you have any problems or they want to charge you for a cart or services please let Brian Gadbery or Precision Management know and call 303-984-4926 to help get your cart. You are part of the SunPointe II HOA and there should be no extra charge.

--- --- ---

**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. **September Board of Directors Meeting Scheduled for September 8, 2020 At the SunPointe II Pool.**

**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).