

SunPointe II

News and Community Education

Dear SunPointe II Resident

November 2020

Recycle Days – November 16 and 30. December 14 and 28. January 11 and 25.

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Disconnect Your Hose for the Winter – All outside hoses should be disconnected for the remainder of the winter. This will prevent your water line leading to the exterior hose bib from freezing and breaking. If you do need the hose outside at any time during the winter please remember to disconnect it when you are finished.

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Holiday Decorations – We are always pleased to see cheerful and welcoming holiday decorations in our community. If you choose to decorate for the holidays follow the guidelines stated below. The exterior of all units are the responsibility of your Association. Limiting any potential damage is always our goal.

If you decorate for the holidays, please do not staple, nail, tape, or screw: lights, wreaths, or other decorations to the exterior or your unit (including patio rails). You can purchase plastic hangers that fit over the gutters to install outdoor lights or hangers that fit over doors to display wreaths. Decorations may not be placed in the common elements (i.e., yards, bushes, or trees outside your patio wall) Please remove all holiday decorations by January 17, 2021.

Please do not place any items on the patio rail, like pumpkins they trap moisture under the pumpkin and can damage the paint. Do not use any kind of tape to affix decorations to the walls or patio rails.

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2021 Budget and Assessments – Notices were mailed to all homeowners on November 7, 2020 informing them of the 2021 Budget and increases to Assessments. The increase each month will range from \$11 to \$14. The 2021 Budget ratification meeting will be held on November 19, 2020 at 7PM on ZOOM meeting application. Instructions to join the meeting are in the notice packet an email will also be sent to all owners prior to the meeting.

The Board is using \$20,000 in the Association's Operating Account to decrease the 2021 Assessments to homeowners. The Board hopes this will help all owners in the community as the Covid-19 pandemic continues.

Mailboxes, Keys Left in Mailbox, Mail in Wrong Box – If mail is placed in the wrong box, please do one of two things, hand deliver it to your neighbor or simply place it in the outgoing mail. The postman/woman will take care of it. If your neighbor left their keys in the mailbox please note the box number, take the keys with you and call Brian at Precision Management. If a package is mis-delivered and placed in one of the lock boxes do not put it back in the now unlocked parcel locker. It has a good chance of being stolen. Call Brian Gadbery at 303-984-4926 or better yet your neighbors address is on the package, hand deliver it and say hello.

DO NOT PUT THE KEYS ON TOP OF THE MAILBOX. DO NOT PUT INCORRECTLY DELIVERED MAIL ON TOP OF THE MAILBOX.

Quick Tips –

- Change out your furnace filter.
- Have at least one carbon monoxide detector on each floor and change the batteries.
- Keep the area near your high efficiency furnace vents clear of snow or other objects.
- Don't pile snow up around gas meters.
- Don't shovel snow to the middle of the driveways or to the sides of the garage it makes it difficult for your neighbors to drive through and the snow crews to remove.

Snow Removal – Each year the Association contracts with a company to remove snow from the driveways and sidewalks. The thresholds for accumulation are 2 inches on the sidewalks and 4 inches on the driveways.

What does this mean? If 2 inches of snow accumulates on the sidewalks, this triggers the company to come out as the storm ends or winds down to shovel snow from the walkways. It doesn't mean that right at two inches they start moving snow. It takes a normal crew size about 4 to 6 hours to remove snow from the walks. If they start on the opposite side of the community from where you live it could take hours before the snow is shoveled from the walkway near where you live.

This is also true for driveways. If the snow depth reaches 4 inches or more on driveways, then snow is plowed as the storm ends or the storm winds down. Again it could take hours after the storm before the crews get to your driveway.

Please keep in mind SunPointe II is not the only community or client of the snow removal company. They do service other clients and it may take some time before the crews get to our community. On large snowstorms of 8 or more inches they may come out during the storm. On large storms, they, like everyone else have trouble getting out and to work, it may take time for the crews to assemble and get to contracted locations.

The crews will not shovel inside your patio area. If you use ice melt please read and follow directions on the packaging. Do not use ROCK SALT. Rock salt and ice melt can a will damage concrete and turf if not use properly.

Leaf Clean Up – Leaf clean up will occur in the next week or two now that most of the leaves have fallen. Our current landscape contract only allows for one leaf clean up a season. Next year the Association has contracted for two leaf clean ups in the fall and two extra mows, which will limit the leaf, build up during the fall leaf drop. If you sweep out your garage please place all debris in your trashcan.

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.

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Gutter Cleaning – The Association will have all the gutters cleaned now that most of the leaves have dropped. This will occur starting this week. In the mean time some gutters will be clogged until the crew gets here to clean them out.

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Political Signs – All political signs should be removed by November 10, 2020. The Association’s documents state that all political signs must be removed seven days after the election.

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Wild Life – There have been a few reports and evidence that coyotes are in the area. Please bring in your out door cat. Walk dogs on a short leash. Don’t let your pet turn a corner without you being with the pet. Use caution at night when walking your pet. If you see a coyote make noise and move away from the area.

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.

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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.

Reminders, 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 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.

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Recycling Question – The Association will keep the recycling program and the cost will be part of your monthly Assessments. We encourage all residents to participate in this program. It is something we all pay for. If you want to participate but do not have a cart please call Republic Services at (303) 286-1200 to order one at no charge.

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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. **November Board of Directors Meeting Scheduled for November 10, 2020 Time Date and method to conduct the meeting is to be determined.**

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.