

# SunPointe II

## News and Community Education

Dear SunPointe II Resident

December 2020

**Recycle Days** – December 14 and 28. January 11 and 25.

There are no holiday delays for trash or recycling.

Our provider will take trees with all decorations removed and cut in half.

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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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**New Grounds Maintenance and Snow Removal Company** – The Board has contracted with a new grounds maintenance and snow removal company for the 2020 and 2021 season. There will be some growing pains as the new contractor learns the community. If you see a problem or have an issue please contact Brian Gadbery, property manager at 303-984-4926 or send an email to [sun2board@gmail.com](mailto:sun2board@gmail.com).

We are working closely with the new contractor to make the transition as smooth as possible.

The new contractor is called Arrowhead Landscape.

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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.

REMOVE ALL TEMPORARY ADHESIVE FASTENERS AND HOOKS

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**2021 Assessments Coupon Books** – The 2021 Budget was ratified at the November 19, 2020 zoom meeting. Coupon Books and/or notices will be mailed out in the next few weeks. You should have your coupon book and/or notice by December 17, 2020.

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**Vehicles, Pedestrians and Children** – Parents of children, Dog Walkers, and anyone else walking at night drivers cannot see you walking on the loop road. If you are riding a bike, scooter, or running the chances of a driver seeing you at night is just about zero.

Drivers should come to a complete stop at all stop signs and as the driveway meets the Loop Road. Drivers should also obey the community speed limit of 15 MPH or less.

People on bikes, scooters, running or walking should wear reflective clothing or vest. Better yet have a light on your bike scooter or person. The cellphone flashlight feature works well if you do not have a flashlight.

There have been a number of near misses as people fly through the intersections at night on their bikes, scooters or running.

Vehicles will cause extensive damage to you the pedestrian if you get hit. Yes pedestrians have the right of way but be smart and give vehicles room and respect.

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**Keep Your Dog On a Leash Reason Number 13** – Recently a resident from SunPointe I, who has two dogs, was cleaning up after one dog and let the other run free while cleaning up. At about the same time one of our SunPointe II owners was backing out of the garage. The dog OFF LEASH ran into the garage as the garage door closed, trapping the dog in the garage. The owner was frantic as they heard their dog whining and scratching at the door to get out. The OFF LEASH DOG was stuck in the garage for hours until the owner returned at the end of the day. Please keep your dog on a leash and clean up after your pet.

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**Water Shut Off Valve** – Each unit has its own water shut off valve, which will shut off the water to just your unit if you need to replace toilet, sink or other shut offs. Know where this valve is and mark it incase of an emergency. Please keep in mind that most units have a gate valve shut off. If these have not been used in a long time they could fail and get stuck in the open or the closed position. If you need to replace this valve, contact Brian Gadbery, Property Manager at 303-984-4926 to for information on how to proceed. It is best to do this type of replacement during the week.

If you need help locating your unit water shut off valve please contact Brian Gadbery, Property Manager at 303-984-4926.

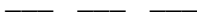
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**GOT MICE?** – Just about every winter someone gets a case of a mouse in the house. Tips to prevent mice from entering the unit.

- Keep trash and recycling in bags and placed in a trashcan or recycling bin
  - Keep all pet food in an airtight container.
  - Keep you home clean
  - Don't store multiple cardboard boxes in the garage or the basement.
  - Check the seal on the door between the garage and the house.
  - You can proactively set an old fashioned mouse trap loaded with peanut butter in the garage or basement just incase.
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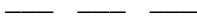
**Keep Your Patio Light ON** – During the dark winter months (actually all year) we encourage all resident to keep the front patio lights on. This will add light to some of the darker areas and add more

light and safety over all to the community and your patio. If you use an LED light bulb the cost of leaving your light on 24/7 is just pennies and can brighten everyone's way as they walk the community.



**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 miss-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.**



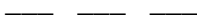
**Snow Removal** – Each year the Association contracts with a company to remove snow from the driveways and sidewalks. The thresholds for accumulation are 2 inches on the sidewalks and 4 inches on the driveways.

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.



**Gutter Cleaning** – All gutters have been cleaned out. If you notice a problem in the next week please let management know.

Be aware that most gutters will freeze solid during cold periods with snow and snow melt which make the gutter appear as if it is not cleaned out.



**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.



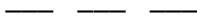
**Parking Reminder (don't get towed)** – Some aspects of parking enforcement have been lax in the last few months due to Covid19 and stay at home orders.

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.



**Board Meetings** – Board of Directors' meetings 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. **December Board of Directors Meeting Scheduled for December 8, 2020. Zoom Meeting Application will be used.**

**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).