

SunPointe II

News and Community Education

Dear SunPointe II Resident

February 2021

Recycle Days – February 8 and 22. March 8 and 22. April 5 and 19. May 3 and 17. June 1 (Tuesday), 14 and 28.

Please note you may be charged \$3.00 per bag that is not in a trashcan. This is a new policy from our waste provider. Some of you may already have received invoices for the extra bag charge.

Please see the attached schedule and information provided by Republic Services regarding trash and recycling. SunPointe II is noted as Week B or the light blue shaded areas on the calendar.

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Dog Poop – First the Community would like to thank all the dog owners who pick up after their dog when they deposit a pile of poop in rain, snow, ice, cold and even fair weather. We especially want to thank those who also pick up other dog owner's poop. This is above and beyond and these diligent dog owners should be given a medal.

Please pick up your dog's poop. Put it in a plastic bag. Put the plastic bag in your trashcan in your garage not in the patio area. (Some people like to leave the bag of poop on fences, utility boxes, behind garages, and some even leave it right on the grass).

Dogs are not allowed to poop or pee in the patios. This is unhealthy for your dog and you not to mention your neighbors.

There are hundreds of piles of dog poop in our common areas. Everyone thinks this is gross. Even your dog.

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Smell of Gas – If you smell natural gas call Xcel Energy and they will check out the source of the leak. It could be coming from the gas meters, if so they fix it for free.

If you smell natural gas in your home leave the home call 911 or Xcel Energy and they will have it checked out. Smelling any amount of natural gas is not normal.

The home you save may be your own.

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Holiday Decorations – All but one person had their holiday lights down by the deadline. Nice job everyone.

We do ask that if you used temporary adhesive hooks, please remove these as well. They are meant to be temporary. If left up long enough they will damage the paint.

REMOVE ALL TEMPORARY ADHESIVE FASTENERS AND HOOKS!

2021 Assessments Coupon Books – All owners should have their new 2021 coupon books if you pay by personal check or notification of Assessment increase if you pay monthly assessments using your banks bill pay service. Yes there was an increase in Assessments for 2021.

When writing out your personal check, please use BLACK or BLUE ink pen. The check reader cannot see green, red or other colors of ink.

A very few people asked about a “refund due to the pool not opening because of COVID 19 concerns. This is a copy of an email sent to one of those few with an explanation about **Budgets**.

The facts.

For the 2020 budget year; the pool maintenance, pool chemicals, pool repairs and bathroom cleaning budgeted total was \$10,550 or only 1.68 percent of the total 2020 budget.

In anticipation of a COVID safe opening of the pool and/or being allowed to open the pool with State Rules (I will not debate government regulations/rules with you here) money was spent to open the pool and bathrooms. Money was also spent to maintain the pool for a hopeful opening. Money was also spent on the pool to keep it free from algae growth during the summer. And lastly the pool and bathrooms had to be winterized. The Community pool is fiberglass and has to be filled with water at all times to keep the pool in the ground and prevent it from cracking from hydrostatic pressure. Approximate total spent on the pool for 2020 is \$3,410.00.

In the notice of budget ratification meeting, for the 2021 budget year, the letter showed the increase in Assessments.

\$15,000 was added to the Reserve category.

\$2,000 was added to the building repairs category.

\$3,500 was added to the irrigation repair category.

\$11,000 was added to the insurance category.

\$2,000 was added to the general legal category.

\$1,000 was added to the trash and recycling category.

\$6,145 was added to the water and sewer category.

\$1,343 was added to the management category.

Among other lesser increases.

These are projected increases based on known increases from vendors and based on money spent in these categories during the budget year 2020.

The Board did decide to give all owners a "refund" of \$20,000 for the Budget year 2021. It is categorized as Prior Year 2020 "Surplus" Carryover. This is not necessarily a surplus from 2020 but does reflect money in the operating account, which was used to reduce the overall increase in the 2021 Budget.

Each homeowner saved \$123.46 (if you like, "refunded") in the 2021 Budget year. It can also be broken down as \$10.29 cents a month almost twice the pool operation budget for 2020.

A budget is a guideline or road map for projected expenses in a given year. As in every year there will be variances in each category. At the end of each year the goal is to have a balanced budget, including all aspects or categories of the budget.

I hope this helps you better understand the 2021 Budget.

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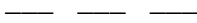
Vehicles, Pedestrians and Children – Parents of children, Dog Walkers, and anyone else walking at night drivers cannot see you walking on the loop road. If you are riding a bike, scooter, or running the chances of a driver seeing you at night is just about zero.

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.



Security – The SunPointe II Community is a very safe community. There is little to no crime within SunPointe II. Neighborhood Scout website lists SunPointe II and surrounding area as the fourth safest area out of 10 that being worst or most crime. The City of Lakewood posts a weekly crime map showing types of crime week to week. You can find it by going to Lakewood.org. Almost all of the crimes committed in our area are crimes of opportunity. In other words, these could be prevented.

There were recently two vehicle thefts in SunPointe II. One was a result of the vehicle parked in the driveway with the keys in the vehicle. The other vehicle may have been unlocked. There have been a few reports of packages being taken off the patio. In these cases the packages were left on the patio for an extended period of time.

How do we keep our Community safe? Watch out for your neighbors. Leave your patio light on at night and especially if you live in a dark area of the Community. Make friends with your neighbors and have them pick up your packages when you are not home. Park both of your vehicles in the garage with the garage door closed. Don't leave the keys in the car when it's in the garage. Lock the door from house to the garage. Do the common sense things you have been taught since grade school and there should not be any problems.

The City of Lakewood crime prevention part of their site has some more great tips and information. Lakewood.org (crime prevention).



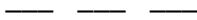
Water Shut Off Valve – Each unit has its own water shut off valve, which will shut off the water to just your unit if you need to replace toilet, sink or other shut offs. Know where this valve is and mark it in case of an emergency. Please keep in mind that most units have a gate valve shut off. If these 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.

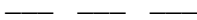


Running for the Board of Directors – Two Board Member terms are up this year. If you would like to run for the Board of Directors please contact Property Manager Brian Gadbery at sun2board@gmail.com or call 303-984-4926. You will be asked to fill out a form stating your intention

to run for the Board of Directors and give some information about yourself to be included in the voting information and ballot packet if needed. Current Board Members can run again if they choose.



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 overall 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.



Sales Calls Door-to-Door Sales People – The SunPointe II Board of Director and Property Management Company do not endorse any sales people. This includes window sales, garage door replacement or repair, painting, handymen, etc.

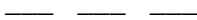
Soliciting is prohibited within the Community and is posted at the entrances to the Community.

Regardless of what the sales people tell you, the Management Company and the Board of Directors has not authorized them to be in the Community. Whatever they are selling has not been approved, preapproved by the Board of Directors or Management Company.

Tell them to go away and that they are trespassing.

Some of the biggest offenders are Power Home Remodeling and Anderson Windows.

The Property Manager recently had a Power Home Remodeling employee tell him the Management Company gave them permission to make sales calls. This sales person was told he was talking to the Management Company. The Sales person then proceeded to say they were licensed to sell in Denver and Douglas County. He was told SunPointe II was in Jefferson County. Not that it made any difference.



Water Use and Cost – The water company is currently calculating sewer rates for the year based on water usage during January and February. Some of the buildings are using twice as much water as similar buildings. It maybe to late too change the charges for sewer fees but you can still save hundreds by fixing the leaks in your toilets, faucet drips and just reducing the amount of water you use daily. Last year the cost the Association paid for water, sewer and storm sewer was \$90,878.

The history of water use shows using between 7,000 gallons and 11,000 gallons is a good target number of gallons for each building. If you see that your building is using more than that check for a leaking toilet. Instructions for checking toilets is included in this newsletter.

There will be a chart or graph showing buildings with the same number of units in them and the amount of water they used last month. The number of people in the building makes little difference in the overall water usage. What makes the difference is the leaky toilet you cannot hear or cannot see.



Gates – Please keep your gates closed at all times. This will help prevent the wind, especially this time of year from slamming the gates shut or against the wall causing damage to both. Feel free to email sun2board@gmail.com if your gate is in need of adjustment.



Recycling Cart Placement – Please place your recycling cart at least three feet away from the wall of the building, garage door, gas meter, gas meter bollards, trashcan or anything else. Also make sure the arrows on the lid face towards the driveway. This way the lid opens correctly and the contents have the best possibility of falling into the hopper on the truck as designed. Instead of on the driveway.

2021 Survey – There will be a short survey included in the Annual Homeowners information packet. Please fill it out and return it by the deadline on the survey. Annual Meeting will be held March 24, 2021 by Zoom meeting app.

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.

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 visitors to stay with a resident for a week without being in violation of the parking rules.

Vehicles that received 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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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 or call 303-984-4926 to confirm place, date and time. **March Board of Directors Meeting Scheduled for March 9, 2021. 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. 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.