

SunPointe II

News and Community Education

Dear SunPointe II Resident

April 2021

Recycle Days –May 3 and 17. June 1 (Tuesday), 14 and 28. July 12 and 26. August 9 and 23.

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.

2021 Annual Homeowner Meeting – The 2021 Annual Homeowners Meeting was held by ZOOM Meeting Application, on March 24, 2021 at 7PM. Thank you to everyone who attended the ZOOM meeting and who turned in proxies. We covered the 2020 Budget vs. Actual.

We also reviewed a proposed amendment to the Declarations to reduce the number of allowed rentals in the community from 48 units to 24 units. This amendment will require a vote of the unit owners to be implemented.

The painting and building repair phase for 2021 will include buildings 19, 27, 28, 33, 34 and the Pool House. If your building is part of this group you have already been notified and work begun.

Only two members of the community notified Management and the Board of their intention to run for the two open Board of Director positions. Barb Quist and Ernie Dunn were “voted” in by acclamation at the meeting. Your Board of Directors for 2021 are as follows: Ron Fischer, President; Pat Strunk, Vice President; Barb Quist, Secretary/Treasurer; Dennis Jerger, Member at Large; and Ernie Dunn, Member at Large.

Surveys – The results of the 2021 survey will be published in next month’s newsletter. Only 42 out of 162 surveys have been returned. If you still have yours please send it in by May 7, 2021. The more input we get the better picture of the community we can see.

Volunteer Days for 2021 – The Board of Directors is exploring whether to have community volunteer days for 2021. These volunteer days save owner’s thousands for dollars a year. We want to be able to put on these volunteer days in a COVID-19 safe manor. Please let us know if you would be interested in helping with painting top rails, installing landscape edging, putting rocks back in rock beds, lite gardening etc.

Water Use – Water use is one of the largest budget items for the Association. Anywhere between \$10,000 and \$25,000 of this cost is water wasted by leaking toilets. Other water waste and cost is residents using water to wash their cars and hosing out patios and driveways. Water is a shared cost in the community. Please do not wash your vehicles in the community. When ever possible use a broom to clean off patios and garages. After sweeping off the patio and garage, place the dust and debris in a trashcan. Please don’t sweep it into the driveway where you and your neighbors will track it back into the garage.

Please see chart on water use for January, February, and March the cost of water. Instructions on how to test your toilets. Please test toilets at least twice a year. Even if your toilet is low flow or recently replaced with a low flow toilet it can still leak and waste hundreds of dollars a month.

Patio Decorations, Structures, and Exterior Wall Decorations – The Association’s Governing Documents don’t allow anything to be attached by any means to the exterior of the unit including patio walls. Items other than gas grills, patio table, patio chairs and normal potted plants require permission from the Board of Directors prior to installation or construction.

Parking – The SunPointe II Parking Rules are very clear, if you live at SunPointe II you may not park in a visitor space. It also states that if you do you may be towed without notice.

Potting Soil – Please do not dump your old potting soil on the lawn, behind shrubs, in shrubs, in rock beds, etc. If you think the soil is no good put it in the trash. If you don’t want it the community doesn’t want it dumped on the landscaping.

Dog Owners – You may not leave dogs unattended on the patio at any time (this means you have to be physically on the patio with your pet). Dogs must be on leash and leash in your hand at all times. Leash cannot be attached to any part of the building, landscaping, post, pole or rock. Pets may not use the patio for a bathroom. Please pick up your dog’s poop. You may not have more than two pets per unit. The City of Lakewood requires all dogs be licensed. The City of Lakewood also prohibits more than two dogs per home.

Thank you to all the dog owners who pick up their dog’s poop and others’ dog poop when out in the community.

Paint and Building Repairs for 2021 – Work has started the building for 2021. If you have not been notified your building is not on the schedule for this year.

The Pool parking lot will be the staging area for the next few weeks. Please give the works room. Don’t block in the storage container, portable toilet, and dumpster. Be advised there may be nails and other construction debris in the pool parking lot.

THE DUMPSTER IS NOT FOR COMMUNITY USE. IT IS FOR THE CONTRACTORS USE ONLY.

The Association will schedule a dumpster for the community’s use after the building project is complete. The “community dumpster” is tentatively scheduled for mid to late June.

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. **May Board of Directors Meeting Scheduled for May 11, 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.

Dear Owners and Residents

One of the Associations largest budget items is water, sewer and storm sewer.

Please take some time to look at the information on the water use of your building and how it compares to buildings of similar unit size. The buildings in the community are made up of 4, 5, 6 and 7 unit buildings.

We wanted to make you aware of how much water and MONEY is going down the drain. All of us can help to manage our water use and save thousands of dollars a year.

Here are some possibilities of the amount of money the Association could save if, in a perfect world, we could save water. The following is based on what the Association paid in March for water. The second number is based on if every building used 11,000 gallons of water.

March water charge	\$2,955.32	
If every building used 11,000 gallons of water	<u>\$1,745.92</u>	
Savings of	\$1,209.40	and for the year \$14,512.80

That is a savings of \$89.59 per owner per year or \$7.47 per owner per month. That is a lot of money that could be saved or applied to other improvements or repairs. Something to think about.

Most of the water lost is due to a toilet leak. Most toilet leaks cannot be heard or seen.

Please see instructions on how to test your toilets and a key to figure out which building is yours and if you are on the conservative side or the wasteful side of the Association's water costs.

Thank you for your time.

SunPointe II Water Use, Cost, Sewer Volume Charge and 5-Year History Hi/Low

Building #	Jan. Water Gallons	Feb. Water Gallons	Mar. Water Gallons/Cost	Sewer Volume Gallons/Cost	History 5 Year Hi / Low Gallons
4 Unit Buildings					
30	7,000	6,000	7,000/ \$35.84	7,000 /\$23.10	11,000/6,000
32	7,000	7,000	5,000/ \$25.60	7,000 /\$23.10	11,000/3,000
39	7,000	8,000	9,000/ \$46.08	8,000 /\$26.40	11,000/5,000
34	9,000	10,000	9,000/ \$46.08	10,000/\$33.00	61,000/9,000
27	10,000	11,000	11,000/ \$56.32	11,000/\$36.30	21,000/10,000
31	10,000	11,000	13,000/ \$67.89	11,000/\$36.30	14,000/5,000
40	10,000	11,000	12,000/ \$61.44	11,000/\$36.30	17,000/5,000
25	13,000	12,000	13,000/ \$67.89	13,000/\$42.90	17,000/6,000
45	13,000	14,000	16,000/ \$87.24	14,000/\$46.90	38,000/7,000
17	14,000	13,000	14,000/ \$74.34	14,000/\$46.90	14,000/5,000
38	20,000	20,000	23,000/\$132.39	20,000/\$66.00	24,000/9,000
37	16,000	23,000	38,000/\$229.14	20,000/\$66.00	23,000/7,000
5 Unit Buildings					
35	11,000	9,000	12,000/ \$61.44	10,000/\$33.00	18,000/9,000
15	9,000	11,000	10,000/ \$51.20	10,000/\$33.00	16,000/5,000
36	10,000	11,000	18,000/ \$96.15	11,000/\$36.30	82,000/5,000
33	10,000	13,000	16,000/ \$83.25	12,000/\$39.60	30,000/9,000
2	20,000	15,000	18,000/ \$96.15	18,000/\$59.40	26,000/11,000
19	15,000	18,000	19,000/ \$102.60	17,000/\$56.10	28,000/11,000
26	16,000	19,000	17,000/ \$89.70	18,000/\$59.40	31,000/4,000
44	19,000	20,000	22,000/ \$122.95	20,000/\$66.00	22,000/10,000
6 Unit Buildings					
3	10,000	11,000	13,000/ \$66.56	11,000/\$36.30	52,000/7,000
4	20,000	23,000	24,000/\$130.86	22,000/\$72.60	31,000/9,000
6	27,000	27,000	31,000/\$176.01	27,000/\$89.10	62,000/11,000
7 Unit Buildings					
18	11,000	12,000	14,000/ \$71.68	11,000/\$36.30	18,000/11,000
16	13,000	15,000	22,000/\$113.97	14,000/\$46.20	21,000/10,000
28	15,000	17,000	20,000/\$102.40	12,000/\$39.60	28,000/14,000
5	19,000	19,000	23,000/\$120.42	19,000/\$62.70	25,000/12,000
21	19,000	21,000	24,000/\$126.87	20,000/\$66.00	28,000/13,000
20	20,000	23,000	26,000/\$139.77	22,000/\$72.60	42,000/12,000
29	24,000	24,000	25,000/\$133.32	24,000/\$79.20	32,000/15,000
1	46,000	37,000	26,000/\$139.77	42,000/\$138.60	46,000/16,000

Room for Improvement
That's A Lot of Water/Money