

# SunPointe II

## News and Community Education

Dear SunPointe II Resident

July 2021

**Recycle Days** –July 12 and 26. August 9 and 23. September 7 (One day delay for the Labor Day Holiday) and 20. October 4 and 18.

**Trash will be picked up Monday July 5.**  
There is **NOT** a one day delay due to the 4<sup>th</sup> of July Holiday.

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**Ballot to Reduce Total Possible Rentals in the Community** – Please mail in your ballot to amend the Association’s Declarations to reduce the number of possible rentals in the community. If you did not get a ballot and information on the proposed amendment please contact Precision Management at 303-984-4926. Ballots must be in by July 24, 2021 at 5PM.

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**Please Do Not Park In the Driveways** – All SunPointe II driveways are fire lanes. Please do not park in the driveway. If you are doing a project in the garage please park in a visitor space for the few hours you are working on the project. Please do not park half in and half out of your garage and in the driveway. Remind your guests that parking behind the garage is prohibited and subject to tow. Be kind to your neighbors, don’t make it difficult to drive in the driveway or back out or enter their garage.

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**The Pool Is Open** – The SunPointe II pool is open until Monday September 6, 2021, Labor Day. All residents and owners may use the pool provided that they first sign the Pool Use Waiver for this year, are in good standing with the Association, and have filled out the Pool Use Agreement. If someone’s key card doesn’t work or they do not have a key card they cannot use the pool. Residents who do not have an active key card or do not have a key should contact Precision Management at 303-984-4926 to find out how to activate the card or obtain a new card.

Please read over the pool rules. There is no smoking, drinking of alcohol or drug use or under the influence of alcohol or drugs in the pool area. All food must be eaten on the upper deck only. Pool closes at 10PM nightly.

Please be courteous of others using the pool. You may need to remove pool toys or moderate your play to accommodate other pool users.

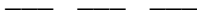
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**New Insurance Requirements** – The Association is moving to a new insurance company for the 2021/2022 coverage year. There is one requirement the new company has that will affect a hand full of residents starting in July. The move to the new carrier saved \$20,000 in premium increase with the old carrier. The old carrier was also making the same demand to remove and prohibit all pellet grills, pellet smokers, smokers (even electric) and charcoal grills.

**\*\* Pellet grills, pellet smokers, smokers, charcoal grills will all be prohibited. \*\***

You may continue to use gas grills. All other grills will be prohibited. Please remove, sell, or donate any other grill by July 31, 2021. Of course fire pits of any kind, flame torches, chimeras are still prohibited.

Please see the Newsletter from our insurance agent for information on insurance each owner should purchase. The Insurance Newsletter is included.



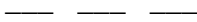
**Garage Sale Interest??** – In the recent SunPointe II Survey, a number of you expressed an interest in participating in a Community Garage Sale. In order to justify the cost to the HOA in advertisement and time, we are asking for your feedback on this.

Would you have garage sale on one of the following dates” if so, which of these

August 6 and 7

August 27 and 28

Contact Brian Gadbery by July 10 at (303) 984-4926 or email [sun2board@gmail.com](mailto:sun2board@gmail.com). We need to have a sufficient number of residents who will commit to this event.



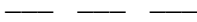
**DO NOT FEED SQUIRRELS OR OTHER ANIMALS** – Please do not feed squirrels or other animals. Feeding brings disease, possible damage to buildings, and brings in other pests and rodents. If you are feeding the squirrels you are also feeding the mice, and rats or at best encourage greater concentrations of pests.



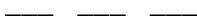
**White Fence Farm, What’s going on?** – The buildings at the old White Fence Farm site are being torn down to make way for a 202-unit apartment complex consisting of three and four story buildings. The barn building will remain and be used as a clubhouse for the new apartments.



**Water Use** – The Community did save money the last couple of months on the Association water bill. Thank you for checking for leaking toilets and conserving water. March water cost \$5,548.71 April water cost \$5,112.05 and May water cost \$5,051.97



**Community Inspections in June** – The SunPointe II Board of Directors and Management conducted community inspections on June 29, 2021. This inspection is primarily to take a good look at the buildings for any needed attention and the grounds for items that need to be addressed. It also provides an opportunity for the Board to address any homeowner issues, such as, damaged screens, or covenant violations. Notices to owners who need to address issues around their property will be mailed out the week of June 28.



**Community Covenant Reminders:**

- You may not attach anything to the exterior of the building without prior written permission from the Board of Directors.
- You may not place anything on the top rails of the patios. This causes damage to the paint and to the wood cap.
- All dog poop should be stored inside your garage until trash day.
- Damaged window screens are the owner’s responsibility to repair or replace.
- You will need permission to install or replace AC or Furnaces. Please contact Precision Management at 303-984-4926 or [sun2board@gmail.com](mailto:sun2board@gmail.com) for expedited permission.
- Weeds growing in your patio area need to be pulled by the occupant of the unit.
- Do not hang wet towels, swimsuits, rugs or any other item over the patio rails.

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**Dumpsters at SunPointe I** – The dumpsters at SunPointe I (the apartment style units) are for SunPointe I resident use only. SunPointe II residents may not use these dumpsters. If you have large items please contact the SunPointe II trash provider Republic Waste Services at 303-286-1200 and schedule a special pick up. Please tell the customer service rep what you are requesting to be collected. They will quote you a price and ask for prepayment to pick up your item. You can think of it another way, you would not want someone putting trash behind your garage on trash pick up day.

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**Community Roll-Off** – Due to ongoing labor shortage at Republic Services the community roll-off will hopefully be scheduled for August 6 to 9 or August 13 to 16 or August 20 to 23. We will keep you posted when we lock down a date.

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**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.

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**Paint and Building Repairs for 2021** – Paint and major repairs for 2021 are complete. The Association will still make minor repairs around the community. If you have a problem you would like looked at please contact Precision Management, Brian Gadbery at 303-984-4926 or email [sun2board@gmail.com](mailto:sun2board@gmail.com).

**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. **May Board of Directors Meeting Scheduled for July 13, 2021 at 2PM at the SunPointe II Pool. 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).