

SunPointe II

News and Community Education

Dear SunPointe II Resident

August 2021

Recycle Days – August 23. September 7 (One day delay for the Labor Day Holiday) and 20. October 4 and 18. November 8 and 22.

Trash and Recycling will be picked up Tuesday September 7, 2021.
There is a one-day delay due to the Labor Day Holiday.

Ballot to Reduce Total Possible Rentals in the Community Talley – The proposal to reduce the total of allowed rentals from 30 percent to 15 percent (48 to 24 rentals) did not pass. The Association required 67 percent (109) of the owner to vote in favor of the amendment to the Declarations. Total count was 103 yes, 24 no, and 35 owners choosing not to vote.

Certificate of Insurance for your Mortgage Company – If you receive a letter from your mortgage company requesting an updated certificate of insurance for the Association, please have them email a request to: certificate@thinkccig.com. Cherry Creek Insurance Group, the Association's insurance company will put your mortgage holder on file and send a certificate to them every year as the insurance renews. You should not have to deal with your mortgage company's request ever again.

The Pool Closing – The SunPointe II pool will close for the season on Monday September 6, 2021 at 10PM.

The Word on Electric Pellet Grills – If you read the last newsletter, the Association's new insurance company underwriter ban the use of electric pellet grills. Property Manager, Brian Gadbery argued the point and asked for documents that prohibited the use of electric pellet grills. After a few weeks of back and forth the underwriter said the reason for the ban was "due to decks and units above and below one another". Once the underwriter clarified the issue, it was quickly pointed out that SunPointe II sits like townhomes with most having concrete patios with no one above or below. The underwriter then approved the use of pellet grills.

Property Manager, Brian Gadbery tried to make contact with all owners of pellet grills as soon as this information was received.

So bottom line you may use a pellet grill as long as it is away from the building, and used as directed. It is always a good idea to have a fire extinguisher handing in case there is an unforeseen fire.

You may continue to use **gas grills**. The following are not allowed at all for any reason, charcoal grills, fire pits of any kind, flame torches, chimeras and all open flame devises.

Garage Sale – The Association will have a garage sale on Friday and Saturday August 27 and 28 from 8 AM to 4PM each day. Everyone can participate. Just set your garage up with your items and for Thursday and Friday night only you may park your vehicle out side of the garage to make room for your sale items. The Association will place an ad on Craigslist and place signs on Iliff and Jewell with smaller signs to direct people to open garages. Please give us some time to get signs out. Most people participating in the garage sale don't let anyone know they are having the sale so someone has to walk around and around the first hour or so to see who is selling and put out signs.

Safety tips. Don't let anyone into your house. Prevent buyers from blocking your neighbors' garage doors. Take photos of vehicle, vehicle plate if they run into and damage a garage door or building. If you are not participating do not leave your garage open.

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Community Roll-Off – The Association will have a dumpster in the pool parking lot on Friday, August 20 to Monday morning August 23. No hazardous waste may be placed in the dumpster. No TV, Radios, Computers, Monitors, Large Kitchen Appliances, Gas, Paint, Stains, Pesticides, Batteries, Mirrors, Windows may be placed in the dumpster. **DO NOT OVER FILL THE DUMPSTER. IF IT IS FULL DO NOT PUT MORE STUFF IN THE DUMPSTER.**

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Community Inspections and Covenant Violations – During the community inspection there were 62 violations or issues found. These “violations” covered everything from weeds, missing screens to exterior installations without written permission from the Board of Directors and dog poop in the patio. The purpose of the inspections is to keep the community looking good, enforcing the governing documents of the community, and finding Association maintenance issues that need to be addressed. Each owner found in violation was sent a letter notifying them of the violation, how to resolve the violation and the deadline to resolve the violation. Each letter follows the same format. The intent is to treat each Owner equally. Please do not take the notices personally. During the inspection the Board noted a couple of major issues the Association needed to address, one of which was the amount of metal edging that needed repair or replacement and the weeds in the grass areas. Both of which are being resolved. The Board and Manger also noted a number of other minor issues, such as gate adjustments, top rails, and other minor building repairs.

In almost every case the violations were resolved in the time allowed. Please continue to look for and pull weeds in your patio area, repair window screens as needed, not mount anything to the exterior of the unit without written permission from the Board.

Thank you for your help in keeping our community looking its best.

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Air Conditioning Condensers – On inspection it was noticed that almost every air conditioning condenser in the community needed cleaning. As the condenser runs it draws in air through the screen and coils. Debris from the air builds up in the screen limiting the amount of air that passes through. This restriction causes your unit to work harder and less efficiently. To clean the screens spray them with water from the inside out or call an air conditioning service professional.

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Changes in Flag and Political Expression Policies – The State Legislature has made changes to the laws regarding these two policies. The Board is drafting new policies to comply with these changes. Notices will be sent out in the next few weeks about these changes.

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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 pickup day.



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.



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.

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. **September Board of Directors Meeting Scheduled for September 8, 2021 at 1PM at the SunPointe II Pool.**

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.