

SunPointe II

News and Community Education

Dear SunPointe II Resident

October 2021

Recycle Days – October 4 and 18. November 1, 15 and 29. December 13 and 27. January 10 and 24.

Trash Misses and Delays – As with almost every service industry Republic Services is short on labor force. The Association’s representative at Republic Services says they are receiving more job applications now that the government extended unemployment benefits has ended. They are hoping in the next two months to have sufficient staffing levels to avoid misses and delays. The Association should by then have a designated driver that will be familiar with our community.

If you think your trash or recycling has been missed, please do the following. Check and see if others in your driveway have been missed or not picked up. If everyone in your driveway has been picked up except for you then you have been missed. Report this to Precision Management as soon as you discover the miss. Before 4PM on the day of pickup is best. Precision Management will make every effort to get Republic Services out to pick up your trash. If recycling is missed you may have to wait until the next scheduled pick up due to the labor shortage. Just throw your recycling away if this is the case.

If others in your driveway have been missed either the trash truck is still on the way or there is a bigger issue that Precision Management will address with Republic Waste.

How can I avoid having my trash missed? Place all trash bags in a trashcan. Or better yet use one of Republic Services free trash carts. Place trashcans out by 7AM but not the night before. Put the trashcan in a clearly visible location. Do not put it in a corner, behind a wall. **All trashcans should be at least three feet from the building, gas meters, overhangs, trees, and curbs.** If you do this, the trashcans should be clearly visible and not get overlooked by new drivers. The three feet or more rule, is to avoid damage to garage doors, buildings, roofs, etc. when the loading arm of the trash truck is in operation.

Thanks – The Board and pool users would like to thank Barb and Pat, who volunteered, for cleaning the pool bathrooms this pool season. Due to labor shortages and a small account a cleaning company could not be found this season.

Winter is Coming – It doesn’t feel like it now but freezing weather is just around the corner. Please disconnect all exterior hoses by October 9, 2021 or sooner if freezing weather is forecast for the night. Leaving the hose connected to the exterior hose bib may cause the interior pipes to freeze and break causing extensive and expensive damage to your home. You may want to check with your personal insurance agent to see how this type of water damage is covered if your pipes should freeze and burst.

Leaf Clean Up and Gutter Cleaning – The Association’s new grounds contractor will mow two times in October and we have two contracted leaf cleanups. Every attempt will be made to make sure the

contractor doesn't blow leaves under the patio wall and on to your patio. The Contractor has also been asked to enter your patio to blow leaves off the patio.

All the Association's gutters and downspouts will be cleaned out in preparation for winter snow and snowmelt once all the leaves have dropped. By all the leaves means, all the trees in the community, not just the ones around your home or building. The leaves generally drop by the first or second week in November. The Red Oak and Maple trees tend to hang on to leaves late in the season.

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Mailbox Package Lockers – If you are having trouble with a package locker on the community's bank of mailboxes please do not pry them open with a crowbar, hammer or screwdriver on any other way. Put a note in the mailbox letting the postman know you are having a problem with the package locker. You may also call Precision Management at 303-984-4926 or email sun2board@gmail.com for assistance. Breaking into the boxes, even if it is your mail or package is a Federal offence. The Post Office has a pretty good idea who broke in if you have trouble with your package locker, after all your package has your name on it. Please do not damage the mailboxes or package lockers. So far Management has been able to gain entry to the package lockers that owners are having trouble with.

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Garage Doors Must Be Closed – Once again there have been at least one report of someone leaving the garage door open for "only a minute" and having personal items stolen from the garage. Keep your garage door closed at all times. Keep your car locked at all times. Someone who gets into your garage can take your garage door opener and have full access to your home anytime they want. Help us keep our community safe and keep garage doors closed, doors locked, cars locked and patio lights on at night.

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Design Review Requests – You need written permission from the Board of Directors to do a number of improvements to your home. Anything going on the exterior of the unit including storm doors (new or replacements), patio lights, doorbells, doorknobs, etc. For interiors you need permission to building out basements, replace tubs or showers, remove or add walls or install drywall, re-tile bathroom walls, move plumbing, install electrical, add gas, remove, replace or add fireplaces, replace windows. This is not a full list. If you have an improvement in mind please contact Precision Management at 303-984-4926 or email sun2board@gmail.com prior to any improvement project.

It may take up to 45 days for review and approval or denial. If you do not hear from the Board or Management within 45 days the request is deemed denied.

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Dog Owners – Dog owners keep cleaning up after your dog. Things are only going to get worse when the mowers stop chopping up dog poop left on the lawn. Oh and if you bag it take the bag with you and dispose of it properly. Properly is in a trashcan located in your garage and not in your patio.

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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.

Home Owner Tips –

- Change out all furnace filters for winter. It is recommended by the industry to change out filters every 3 to 4 months. With all the smoke from wildfires over the summer the filters probably need changing.

- Mailing your Assessment payment by the first of the month to avoid USPS mail delays. If you mail it in after the tenth (10) of the month your check may not get here in time to meet the 15-day grace period.
- Disconnect your exterior hose and keep it disconnected for the duration of the winter. Every year there are at least 10 to 30 owners who forget to disconnect the hose.
- Pull the weeds in your patio area. Each owner is responsible for weeds growing in the patio area and just under the patio wall. This may be the last time you have to pull weeds for the season.
- Change out washing machine water fill lines/hoses. If you have black rubber hoses they should be changed out every 3 to 5 years and if you have the metal braided hoses every 10 years. It is also a good idea to turn water off to your unit if you will be gone for an extended period of time.
- Change out the refrigerator water fill line to the icemaker and water dispenser. If you have a plastic fill line, change it out every three to five years. Better yet replace it with a copper line. There have been at least 7 or 8 cases where the small plastic fill line fails causing serious water damage to the kitchen and basement. This small plastic line gets brittle over time and can fail without warning.
- If you have one of the old wood burning fireplaces and use the fireplace even on occasion, have the chimney inspected and cleaned once a year. No one wants a chimney fire.
- Schedule a furnace and gas fireplace inspection. This will keep both working efficiently and minimize breakdowns and carbon monoxide issues.
- Replace old smoke detectors and CO2 detectors, they don't last forever. If they have battery backups change the batteries every 6 months.
- Freshen up drains by using baking soda and vinegar. Pour boiling or hot water down each drain. Add a half a cup of baking soda and a cup of vinegar to the drain let it sit for 10 to 15 minutes. Flush with a kettle of boiling water. This will freshen up your drains and clean them up. It is also an environmentally friendly way to maintain your drains.
- Pour a little water in the drains of sinks and shower/tubs you rarely use to keep the "P" trap full of water and prevent sewer gas from entering your home. Do not forget the floor drain, generally found in the basement.
- Don't put grease, oil, down the drain. Put grease, oil, fat, etc. in a container and throw it in the trash.
- Use the garbage disposer sparingly. Don't put vegetable peels, eggshells, lemon rinds, or other fibrous items in the garbage disposal. Make sure to run water while operating the disposer to move ground up items down the line.
- Only toilet paper and human waste go in the toilet. Do not put "Flushable" wipes down the toilet. The water company also says that facial tissue/Kleenex should be put in a trashcan and not down the toilet.

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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. **October Board of Directors Meeting Scheduled for October 28, 2021 time and place to be determined.**

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 fax the request to: Cherry Creek Insurance, Attention: Dawn, 303-799-0156. Or scan the letter you receive from your mortgage holder and send it to certificate@thinkccig.com. The Association’s insurance company will put your mortgage holder on file and send a certificate to them.

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.