

# SunPointe II

## News and Community Education

Dear SunPointe II Resident,

November 2021

**Recycle Days** –November 15 and 29. December 13 and 27. January 10 and 24.

There will be no scheduled Holiday trash or recycling pick up delays. The community's trash day is on Monday and doesn't fall on the holiday.

---

**Disconnect Your Hose for the Winter** – All outside hoses should be disconnected for the remainder of the winter. This will prevent your water line leading to the exterior hose bib from freezing and breaking. If you do need the hose outside at any time during the winter please remember to disconnect it when you are finished.

---

**Holiday Decorations** – We are always pleased to see cheerful and welcoming holiday decorations in our community. If you choose to decorate for the holidays follow the guidelines stated below. The exterior of all units are the responsibility of your Association. Limiting any potential damage is always our goal.

If you decorate for the holidays, please do not staple, nail, tape, or screw: lights, wreaths, or other decorations to the exterior or your unit (including patio rails). You can purchase plastic hangers that fit over the gutters to install outdoor lights or hangers that fit over doors to display wreaths. Decorations may not be placed in the common elements (i.e., yards, bushes, or trees outside your patio wall) Please remove all holiday decorations by January 16, 2022.

If you used temporary removable hangers/hooks please remove them too. And if you have some left up from years past please remove them this year.

Please do not place any items on the patio rail, like pumpkins they trap moisture under the pumpkin and can damage the paint. Do not use any kind of tape to affix decorations to the walls or patio rails.

---

**2022 Budget Ratification Meeting and Assessments** – All owners please check your mail in the next week for information on the Board approved 2022 budget. The 2022 Budget must be ratified by the owners before it is official. The meeting will be held by Zoom Meeting App on December 8, 2021 at 7PM. Information coming in the mail will have a link to the meeting.

---

**Leaf Clean Up** – The first leaf clean up has been completed. There will be another clean up once the Red Oaks, Maples and other trees have dropped their leaves. Leaf drop this year is about a week to two weeks behind normal. We hope to complete the last leaf clean up by the first week in December.

---

**Gutter Cleaning** All the Association's gutters and downspouts will be cleaned out in preparation for winter snow and snowmelt once all the leaves have dropped. Gutter cleaning may start as early as the week of November 15, 2021. They will start where all the trees around a building has dropped their

leaves. This is generally the west side of the community. All the leaves means, all the trees in the community, not just the ones around your home or building. The Red Oak and Maple trees tend to hang on to leaves late in the season.



**Vandalism** – Vandalism has been a bigger issue this year than in past years. The latest vandalism has been to the landscape lights in the Iliff entry island and the collection pool at the top of the water feature. We all have to pay for these repairs with our Monthly Assessments. Some of the costs or estimated costs for damages this year.

Hot tub suction cover	\$400.00 plus the shut down of the hot tub
Pool Rules sign	\$200.00
Garage Side Lights	\$100.00
Island Landscape Lights	\$150.00
Protective Covers for Lights	\$350.00 to prevent future damage
Installation of New Lights	\$200.00
Water Feature	\$350.00 rebuild holding pond at top of waterfall
Total	\$1,750

This equals \$10 to \$11 per owner.

Please report vandalism to Lakewood PD and to Precision Management.



**Porch Pirates** – It’s that time of year when there are even more packages delivered for the Holidays. Every year regardless of the time of year the community experiences theft from patios. Some tips to avoid your packages being stolen.

- Have them delivered to your place of work.
- Track packages using available tracking apps
- Have your neighbor pick up packages from your patio once it is delivered.
- Check every night if you are expecting packages.
- Do not leave packages overnight.
- Video cameras only capture the theft in progress, it doesn’t keep your package from being stolen.
- Remove packages and mail every evening from the mailboxes.



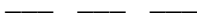
**Snow Removal** – Each year the Association contracts with a company to remove snow from the driveways and sidewalks. The thresholds for accumulation are 2 inches on the sidewalks and 4 inches on the driveways.

What does this mean? If 2 inches of snow accumulates on the sidewalks, this triggers the company to come out as the storm ends or winds down to shovel snow from the walkways. It doesn’t mean that right at two inches they start moving snow. It takes a normal crew size about 4 to 6 hours to remove snow from the walks. If they start on the opposite side of the community from where you live it could take hours before the snow is shoveled from the walkway near where you live.

This is also true for driveways. If the snow depth reaches 4 inches or more on driveways, then snow is plowed as the storm ends or the storm winds down. Again it could take hours after the storm before the crews get to your driveway.

Please keep in mind SunPointe II is not the only community or client of the snow removal company. They do service other clients and it may take some time before the crews get to our community. On large snowstorms of 8 or more inches they may come out during the storm. On large storms, the contractor, like everyone else, have trouble getting out and to work, it may take time for the crews to assemble and get to contracted locations.

The crews will not shovel inside your patio area. If you use ice melt please read and follow directions on the packaging. Do not use ROCK SALT. Rock salt and ice melt can and will damage concrete and turf if not used properly.



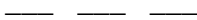
**Drivers Please Watch for Children** – The Association has more children at play these days. Please come to a complete stop at all stop signs and as you exit the driveways on to the Loop Road. There have been many cases where children as well as adults in the community have almost been hit. Children are riding bikes and scooters down the hills and have very little time to react when drivers blow or roll through a stop sign. People don't stand a chance when hit by a car. Drivers also remember the speed limit is only 15 MPH or less on the loop road and driveways. Slower is better and safer for children, adults, people, pets, bikes, scooters, and other vehicles.

Parents remind your children to use care when playing in the neighborhood. Drivers have a hard time seeing people and fast moving bikes, and scooters at dusk and dark. It is even hard to see any person walking as well.

You can use the flashlight on your phone to let drivers know you are on the road or driveways at dusk or at night.

Drivers please remember there are no sidewalks along the loop road so people have to share the road with you. People have the right of way.

**WE Urge all drivers to drive slowly (less than 10 MPH) when entering or driving down driveways.**



**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 build 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](mailto: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.



**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.



**New Policies for Review** – Please go to the Association's website to review new Board Approved Policies. **Policies will be up for community review and comment for at least 14 days or until December 1, 2021.**



**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 –

- 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.
- Don't push snow into the middle of the driveway. It makes it difficult for your neighbors and snow crews to move snow.
- Don't pile snow around gas meters. Gas meters need to "breathe" to function properly.

— — —

**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. **November Board of Directors Meeting has not been scheduled.**

**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, have your lender email a request for a Certificate of Insurance to [certificate@thinkccig.com](mailto:certificate@thinkccig.com). The Association's insurance company will put your mortgage holder on file and send a certificate to them annually.

**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).