

SunPointe II

News and Community Education

Happy and Safe Holidays

Dear SunPointe II Resident,

December 2021

Recycle Days – December 27. January 10 and 24.

Trash will be collected on December 27 and January 3 as normal. Recycling will be collected on December 27 as normal. Please place all trash and recycling out where the driver can see it. Do not tuck it into a corner or behind a wall. Bring everything to the edge of the driveway in plan view.

A 2022 schedule for Recycling and holiday delays is included with this newsletter. Good information on what can and cannot be put in the trash or recycled is included in the 2022 schedule.

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Holiday Decorations – Please remove all holiday decorations by January 16, 2022. Don't forget to remove temporary adhesive hooks if used.

The trash company will take natural holiday trees if cut in half and placed out on the morning of pickup.

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2022 Budget Ratification Meeting and Assessments – The 2022 budget was ratified at the December 8, 2021 ratification meeting.

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Coupon Books and Notification of Assessment Increase – Coupon books have been mailed out to all owners who pay by personal check. Assessment notification letters have been mailed out to all owners who pay using their bank's bill pay service. If you do not get this information by December 28, 2021 please notify Precision Management at 303-984-4926.

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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.

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. **Board of Directors Meeting is scheduled for January 11 at 5PM at the Link Recreation Center.**

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. 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. 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.