

SunPointe II

News and Community Education

Dear SunPointe II Resident,

February 2022

Recycle Days – March 7 and 21; April 4 and 18; May 2, 16 and 30.

A reminder that you cannot put plastic bags of any type for any reason in the recycling bin. Place all trash, trashcans, boxes, recycling carts at least three feet from the building, garage door, gas meter, gas meter bollards etc. Look up to make sure the container is not under a building overhang or tree. Bag all trash.

Holiday Decorations – Thank you to everyone who took their decorations down as requested. If you put up removable hooks don't forget to take them down.

SunPointe II Annual Meeting HOA – The SunPointe II Annual Homeowners Meeting will be held on Tuesday March 15, 2022 at 7PM in the Lakewood Cultural Center Meeting Room. The address is 470 South Allison Parkway, Lakewood, CO 80226. All current Homeowners should have received Annual Meeting Information in the mail by now. This information included a proxy in case you cannot make the meeting in person. If you cannot come to the meeting please give your proxy to someone who can. Print your name, the name of the person that will hold your proxy, your address and sign the proxy.

There are three open Board of Director positions to be voted on at this meeting. If you wish to run for the Board of Directors position, please notify Brian Gadbery at sun2board@gmail.com. Please include information about you and why you would like to be voted on to the Board.

Dog Poop – Dog owners please pick up your dog's poop. Even in winter dogs are not allowed to use the patio as a toilet. Dogs should not pee or poop on the patio. If they do have an accident please pick it up and clean the patio immediately.

Whoever is bagging the dog poop and then tossing it in trees, bushes, walkways, snow piles, next to posts, on mailboxes, next to patio gates and other random areas. PLEASE STOP! Take the bagged poop home and place it in your trashcan in your garage. PLEASE.

Covenant Enforcement Fines – Please note that fines for covenant violations have increased to \$50 for the first fine, \$100 for the second fine, and \$150 for the third fine. All owners will be given notice to correct the covenant issues and notice of fines assessed pending a written request for a hearing before the Board of Directors before the fine is assessed.

Winter –

Drivers, as you know there are no sidewalks in the community that run along the loop road (access road). Adults, children and pets all use the road as a walkway at all times of day and night. Please reduce your speed. The posted speed limit is 15MPH. Going 30 or 35 MPH will not help you get to your appointment any faster within the community. Save that speed for the main roads outside the community.

Also driver's, please prepare to stop at all stop signs no matter what the weather or road conditions. Even driver's going 5 MPH as you approach a stop sign when it is snowy out may not allow you time to stop at the stop sign. Many of us have seen vehicles lose control as they miss judge their speed, road conditions, and the drivers driving ability. Also stop at the end of your driveway as you enter the Loop Road. Look both ways before pulling out. Taking these simple precautions may save you smashing into your neighbor's car, your neighbor on foot or running over your neighbor's dog.

The end of all driveways are designated as areas to push snow and snow storage. Some visitor spaces may be blocked for an extended period of time and after a big storm your guests may get blocked by the community's snow removal contractor. The community has already had to move these "end of driveway piles" twice this season at a cost of about \$2,000. This is the first time since 2001 that these piles have had to be moved twice in a season.

Please use caution walking and driving; there is always a chance of refreeze after a day of sunshine.

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Frozen Pipes – If temperatures are going below zero open your kitchen and bathroom cabinets to allow more warm air to circulate around your pipes. In most cases this simple trick should keep your pipes from freezing. On below zero days keep your thermostat at 65 at the very least. If you go away during the winter months keep cabinets open while away and don't set the thermostat any lower than 60.

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Water Shut Off Valve – Each unit has its own water shut off valve, which will shut off the water to just your unit if you need to replace toilet, sink or other shut offs. Know where this valve is and mark it in case of an emergency. Please keep in mind that most units have a gate valve shut off. If these have not been used in a long time they could fail and get stuck in the open or the closed position. If you need to replace this valve, contact Brian Gadbery, Property Manager at 303-984-4926 to for information on how to proceed. It is best to do this type of replacement during the week.

If you need help locating your unit water shut off valve please contact Brian Gadbery, Property Manager at 303-984-4926.

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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. **Board of Directors Meeting is scheduled for March 8 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.