

SunPointe II

News and Community Education

Dear SunPointe II Resident,

April 2022

Recycle Days –April 4 and 18; May 2, 16 and 31; June 13, 27; July 11, 25: August 8, 22.

Mark your calendar, there will be a one-day delay on Monday May 30 for trash pickup due to the Memorial Day Holiday. Please place your trash out by 7AM on Tuesday May 31, 2022.

SunPointe II Annual Meeting HOA – The SunPointe II Annual Homeowners Meeting was held on Tuesday March 15, 2022 in the Lakewood Cultural Center Meeting Room.

There were 53 homeowners who attended the meeting either in person or by proxy. The three Board Members whose term was to expire, volunteered again to run for the Board. There were no other owners who wished to run for the three open Board of Director positions.

Your Board Members is as follows:

Ron Fischer reelected to the Board.

Dennis Jerger reelected to the Board.

Pat Strunk reelected to the Board.

Barb Quist term will expire in 2023.

Ernie Dunn term will expire in 2023.

Loop Road Math – The speed limit on the loop road, Iliff entrance is 15MPH and it is much slower when driving in the garage driveways. Here is some information on the time it takes to drive the entire loop road, which is about .4 miles around.

Driving at 15MPH it takes about one minute and 36 seconds to make it all the way around.

Driving at 30MPH it takes about 48 seconds to make it all the way around.

This is assuming that you do not slow down for the speed bumps or stop at the stop signs.

No one drives all the way around to get to an exit. The few seconds longer it takes to drive the speed limit and keep children, pets, adults, and vehicles safe is well worth the slower speed.

Please drive the speed limit and watch for children on bikes, skateboard etc. playing in the loop road and driveways. Pedestrians have to use the loop road as a walkway along with vehicles.

Community Water Use – In the December newsletter all residents were asked to reduce their water use during January and February to save not only on water costs but on the monthly sewer use charge which is calculated by averaging two months of water use and charging \$3.30 per 1,000 gallons used. This charge is on each bill for the next 12 months until it is recalculated in January and February.

The community did reduce their overall use of water during January and February 2022 saving \$169.30 per month and \$2,019.60 a year from 2021 sewer usage fees.

Seventeen buildings used less water than last year, 5 buildings used the same as last year and 10 buildings used more water than last year. There is still room for improvement and cost savings to all owners. There are still thousands of dollars wasted down the drain, not only in sewer use fees but the cost of water each month.

A table of how each building did compared to last year is included with this newsletter. The information is grouped by buildings with the same number of units. There are four, five, six and seven unit buildings.

You can compare how you did from 2021 to 2022 and compare to other buildings with the same number of units. As you can see there are four unit buildings using more water than a seven unit buildings.

A map of the community is included with the table. Look for your address and the building number will be in (). Find the building number on the table and that will give you the average of gallons of water used for January and February and the cost for the monthly sewer use fee. Buildings in Red Type used more water than 2021.

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Management Company Contact Information – Please use the following information to contact Brian at Precision Management. The phone number is 303-984-4926 or for a faster response email sun2board@gmail.com. Do not use any other numbers or email addresses you may have. There is some incorrect information out there. There is an emergency number on the voicemail message for 303-984-4926 if you have an emergency.

If your emergency is a fire, flood, crime in progress, or medical issue always, ALWAYS CALL 911 FIRST.

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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 Tuesday April 12 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.