

SunPointe II

News and Community Education

Dear SunPointe II Resident,

June 2022

Recycle Days – June 27, July 11, 25; August 8, 22; September 5, 19.

Please note that Republic Services no longer observes Memorial Day, Fourth of July, Labor Day. This is a major change from the past 20 years. They will only observe New Year's Day, Thanksgiving, and Christmas Day. Once again, the 2022 Republic Service Calendar, Trash and Recycling information is included in this email. Please print or keep this document handy. SunPointe II is the B Week for recycling pickup. Please do not bag recycling for any reason.

Reserve Fund Repairs/Improvements – Work is already underway for reserve fund projects. The patios at 5888 and 5890 W. Asbury Place are being replaced and the drainage and walks near these two units are being improved. The retaining wall south of 5888 W Asbury is being replaced and the drainage of the driveway is being improved. After this project is completed the driveway asphalt between building 32, 33, 34 and 37, 38 and the pool parking lot will be replaced. The Board had hoped to double the project to include buildings 35, 36, 39, 40, 44 and 45 but the cost of materials and labor have skyrocketed since the project was talked about in October of 2021.

Volunteer Day – Thank you to William, David, Jeanne, Jane, Barb, Dennis, Vaune, Elaine, Nicole, Ernie, Pat, Ron and Brian for helping with volunteer day. The pool flower pots were planted, grasses by building 6 were planted, grounds cleaned up etc. The community volunteers saved about \$1,000 or more.

Insurance and Your Mortgage – Each year the Association reviews and renews the Association insurance. SunPointe II's insurance comes due at the end of June every year. If you have a mortgage the mortgage company will want an updated copy of the insurance certificate. The Association's insurance company will automatically send an updated certificate to all mortgage companies on file with the insurance company. If you have received a notice from your mortgage company, please tell them to send a request to certificate@thinkccig.com and one will be sent to your mortgage company and your mortgage company will be placed in the database. An updated certificate will be sent every year and you will no longer have to deal with your mortgage company bugging you for a certificate and receiving the threatening letter they send you.

Insurance Newsletter – Please take the time to read and share the newsletter from our insurance agency with your personal insurance agent. Their insurance newsletter is included with the June Newsletter.

May Snow Storm Damage – The May snow storm damaged many of the trees in the community. The cost of the cleanup and to remove broken limbs still in the trees was over \$14,000. Our community was the first community that Schulhoff Tree and Lawn dispatched crews to. The cost of cleanup was taken out of the Association's Reserve Fund.

Orange Tape and Emerald Ash Borer Beetle – Early the week of June 20 many of the community’s Ash Trees were marked with orange tape. This was to assist Schulhoff Tree and Lawn in finding the Ash Trees to be treated for prevention of Emerald Ash Borer Beetle. These trees were chosen by the Board of Directors to treat as being high value four years ago. There are also three trees that are sponsored by owners. The treatment has a 90 to 95 percent success rate of preventing the beetle. The Ash trees not treated will be left in place until they are damaged by the beetle. Over time these trees will be replaced with other trees to make our urban forest more diverse. This diversity will help protect the trees from future infestations by pests or diseases. Of the approximately 73 remaining Ash trees 56 are being treated. Most of the 17 trees not being treated are in poor locations, overcrowded locations or currently in decline.

Annual Tree Inspection and Prune – The annual tree inspection with Schulhoff Tree will be in mid July. We will give priority to trees that are in contact with buildings and appear to be in decline. Due to the May storm damage the tree company is booking two to three months out for annual pruning. Almost all tree companies in the Denver area are still performing May snow storm clean up.

The Pool – There have been some issues at the pool this season. If you see someone damaging, removing, any pool or hot tub parts please ask them to stop and report the offenders. If a toilet is clogged, please report in immediately so raw sewage doesn’t spill out on the floor causing costly plumbing repairs and clean up. Use toilet paper sparingly and never flush anything down the toilet including paper towels or feminine hygiene products. The male bathroom seems to be the biggest issue with stopped up toilets, paper towels tossed around the bathroom. We want to keep the bathrooms open, clean and usable.

Please remember the four guest limit at the pool, no smoking, no vaping, no food on the pool deck, no alcohol of any kind in any container, be respectful of other users of the pool, don’t push people in the pool or dive in the pool.

My Key Card Doesn’t Work – If your keycard doesn’t work it’s because you have not filled out or submitted a 2022 Pool Use Agreement (or it has been lost). Please notify Precision Management at 303-984 4926 if you need a copy of the agreement or assistance with your keycard. Do not throw away your non-working keycard. If you toss it or lose it there is a \$50 replacement fee. You will need an active key card to use the tennis courts.

NO Parking in the Alley Signs – New no parking signs have been installed at the driveways on Asbury that didn’t have them. Atlantic driveways have been in place for over 25 years. The signs will make it clear to everyone that parking in the driveways, alleys or behind garages is not allowed. Driveways (with the exception of designated “Visitor Parking”) are a fire lane and need to remain open for emergency vehicles.

New (revised) Policies – The Colorado legislature passed and the Governor signed new law covering HOA collections, enforcement, and conduct of meetings. These revised policies will be drafted by the Association’s attorney and posted on the Association’s website once drafted and approved. This will keep SunPointe II in compliance with the new laws.

Patio Top Rails – Please use your patio furniture to dry out swim gear. The moisture and the heat from draping wet items over the patio wall can damage the paint. Also, if the wind blows your wet pool items stay in your patio and don't blow around the community.

Water Feature (Waterfall) – The waterfall is a nice addition to our community. It is maintained to limit the growth of algae and bacteria. However, it is not a swimming pool for people or pets. The chemicals can irritate the skin of your pets and is not a good source of drinking water for your pet. The water feature may contain broken glass from people driving by and tossing bottles at the rocks. The broken glass may cut your feet or your pet's paws. If you see people in the water feature, ask them to get out of the water or off the rocks. It took about 4 to 5 hours to repair the damage caused by someone who destroyed the upper part of the waterfall last year.

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. **There will be a Board of Directors Meeting in July please contact Precision Management for details.**

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.