

SunPointe II

News and Community Education

Dear SunPointe II Resident,

August 2022

Recycle Days – August 8, 22; September 5, 19; October 3, 17 and 31.

NOTE: TRASH AND RECYCLING WILL BE COLLECTED ON LABOR DAY MONDAY SEPTEMBER 5, 2022. PLEASE PLACE TRASH AND RECYCLING OUT BY 7AM. DO NOT PLACE TRASH OR RECYCLING OUT THE NIGHT BEFORE.

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. Please do not bag recycling for any reason.

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Reserve Fund Repairs/Improvements Update – Work is complete on the patio and retaining wall project.

Work will start on Monday August 8, 2022 on the driveway replacement at buildings 32, 33, 34, 37, 38 and pool parking lot. The second, asphalt replacement phase will begin on Monday and Tuesday August 22 and 23. Of course this is depending on availability of concrete and asphalt.

Please do not park in the pool lot during this project. The following address will be affected by this work for two days. Please see notices sent to your email address or posted on the garage doors.

5754, 56, 58, 60 62, 64, 68 and 5770 W. Asbury Place.

5870, 72, 76, 78, 80, 82, 84, 86, 88, 90, 92, 96, and 5898 W. Asbury Place.

Pool Parking Lot.

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New Policies Collections, Enforcement and Conduct of Meetings – The Association has revised three policies to comply with new Colorado State Laws concerning these three topics. Copies of the revised policies can be viewed on the community website sunpointe2.com. The policies should be posted by August 9, 2022 when they go into effect. Here are the highlights of the changes as required by the new State Laws.

- **Collections:** Notices to owners behind in assessments (dues) will require notice by at least two methods. Owners behind in assessments will have more time to pay off balances if they agree to terms outlined in the delinquency notice. The new law makes it more costly and creates more paperwork to the Association (homeowners) to collect on past due assessments.
- **Enforcement of Covenants / Rules:** The major change is to the schedule of fines. A warning letter will be issued of a covenant/rules violations with a set time to resolve. If a second notice is sent there will be a fine of \$50. A third notice will carry a \$250 fine and a fourth notice will carry a \$250 fine. All fines are pending a written request for a hearing before the Board of Directors regarding the fine. The previous fine schedule was \$50, \$100 and \$150.

- **Conduct of Meetings:** The major change is that the Board of Directors must go into executive session when conducting a hearing for fines.

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Pool Close for the Season – The pool will close for the season on September 11, 2022.

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Trash and Recycling – Please do not put trash or recycling out before 7AM the morning of pick up. Some residents still put trash and recycling out on Sunday.

Why wait?

When trash and recycling is put out the night before it gives people time during the night to dig through your trash/recycling. It gives people time to collect information to commit identity theft. Rummage through your trash/recycling disturbing you and your neighbors. Create a mess as they dig through your stuff. It gives animals time to dig through your trash looking for food. It attracts mice, rats, racoons, skunks, ants, roaches, and other pests.

Thank you for keeping trash in containers and in bags. Our contract with Republic Services states that all trash must be in a container and all recycling must be in a recycling cart provided by Republic Services. If trash or recycling is not placed out properly Republic Services can choose not to pick up your trash/recycling.

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The Pool Rule Reminders –

Only four (4) guests per home.

No alcohol of any kind or in any kind of container.

No smoking including vaping.

No drugs.

No food of any kind on the pool deck.

Please be courteous to other pool users and clean up after yourself.

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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.

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NO Parking Behind the Garage Door or in the Driveway – This area is a fire lane. It needs to be accessible to emergency vehicles. This includes paramedics needing access to you or your neighbor's garage to treat and transport you or your neighbor. Police vehicles so they can safely conduct their investigation or police action. Fire so they can put out any fires or conduct their investigation of carbon monoxide or injury.

Covenant Violations Letters – Covenant violations letters is a way to bring to owner's attention when rules or covenants are broken or need attention. The letters have to be written a specific way to be enforceable if the owner doesn't choose to correct the issue. The letters are for documentation purposes. Don't be offended by the letter. The Board and Management recently sent out 60 or so letters most of which were bring to the attention of owner that there were damaged screens or weeds growing in the patios. The letters are sent out periodically. This keeps the community looking good. The Board and Management also take a look at buildings, landscape and other items the Association is responsible for.

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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. **The August Board Meeting is scheduled for August 9, 2022 at 5PM at the SunPointe II Pool.**

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.