

SunPointe II

News and Community Education

Dear SunPointe II Resident,

October 2022

Recycle Days – October 3, 17 and 31; November 14 and 28; December 12 and 26.

Please place trash and recycling containers three feet from any part of the building and leave three feet between the containers. This prevents damage to the buildings, gas meters, posts, garage doors and helps the waste removal company work more efficiently.

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Do You Smell Natural Gas – If you smell natural gas in your home, leave your home and call 911 then call Xcel Energy at 800-895-2999. While walking around the community you smell the rotten egg smell of natural gas, it could be just someone's furnace starting up and pushing unburnt gas out the exhaust prior to it igniting. But it could also be a gas leak. Please call Xcel Energy at 800-895-2999 and/or 911 to report a gas leak.

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Mice, Rats, Squirrels and More – As the temperatures cool, rodents of all types are looking for a warm place to make their home. Some tips for keeping these unwanted creatures out of your home and garage as follow:

- Do not feed the squirrels. There are plenty of natural food sources for them in the community. There are oak trees with acorns, hawthorn trees, berry bushes for the squirrels to feed on and store food.
 - Bag and place all trash in a sealed trash can.
 - Put all pet food in a plastic sealed container.
 - Don't leave pet food out and clean up after each feeding.
 - Check the garage door seal and have it replaced if it is worn. It would also be a good idea to have your garage door serviced once a year.
 - If you are going to feed the birds, do everything possible to avoid bird seed on the ground or letting squirrels get to the feeder.
 - Clean out behind stoves and refrigerators.
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Gutter Cleaning – The Association has a contractor that cleans all the gutters and downspouts every fall before the winter snows come. This cleaning occurs after all the leaves from all the trees in the community fall. There are some 250 plus trees in the community and the leaves do not fall at the same time. Gutter cleaning generally takes place the first or second week of November. Before this scheduled cleaning most gutters will get clogged with leaves.

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Disconnect Your Outside Hose – ALL HOSES SHOULD BE DISCONNECTED BY OCTOBER 15 OR EARLIER IF A FREEZE IS FORECAST. If you are currently not using your outdoor hose please disconnect it to avoid freezing and bursting your pipes. A frozen and burst pipe can cause hundreds of dollars of damage to your unit and personal property.

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Holiday Decorations – We are always pleased to see cheerful and welcoming holiday decorations in our community. If you choose to decorate for the holidays follow the guidelines stated below. The exterior of all units are, the responsibility of your Association. Limiting any potential damage is always our goal.

If you decorate for the holidays, please do not staple, nail, tape, or screw: lights, wreaths, or other decorations to the exterior or your unit (including patio rails). You can purchase plastic hangers that fit over the gutters to install outdoor lights or hangers that fit over doors to display wreaths. Decorations may not be placed in the common elements (i.e., yards, bushes, or trees outside your patio wall) Please remove all holiday decorations by January 14, 2023.

If you used temporary removable hangers/hooks please remove them too. And if you have some left up from years past, please remove them this year.

Please do not place any items on the patio rail, like pumpkins they trap moisture under the pumpkin and can damage the paint. Do not use any kind of tape to affix decorations to the walls or patio rails.

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Furnace and Gas Fireplace Inspection – Each fall you should have your furnace and gas fireplace checked out by a professional. This will help your furnace work efficiently and save you money. It will also catch any major safety issues prior to use. Everyone can change their furnace filter. Filters should be changed every three to four months even in the summer if you run your air conditioning unit.

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Wood Burning Fireplaces – Yes, some homes on Atlantic Place and a handful of units on Asbury still have wood burning fireplaces. If you use your fireplace you should have the chimney cleaned and inspected every year to prevent chimney fires. Owners should also watch the nightly news for no burn days. The Colorado Department of Public Health & Environment issues no burn days when air quality is poor. You may be fined for burning wood during a no burn day alert. NO BURN DAYS run from November 1 to the end of March.

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Dumping of Vehicle Fluids and Home Renovation Waste –

Dumping of any vehicle fluids (gas, oil, transmission fluid, brake fluid, coolant, etc.) in the community is prohibited. These fluids are hazardous to the environment and kill the community's lawns, shrubs, rock beds and trees. The community has already lost a few shrubs due to residents dumping oil in rock beds. Nothing will ever grow in these areas again.

Dumping of paint, grout, mortar etc. in rock beds is also prohibited. This is unsightly and difficult to clean up. Please make sure your contractor has a system set up to clean up without polluting the landscape.

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What to do with Potting Soil – If you do not intend to reuse your potting soil next season, please dump it in the trash. Do not dump it in the lawn, rock beds or any other place in the community. Don't dig out rock beds under or near your patio wall to grow plants or dump potting soil. Put all used potting soil in the trash only. If you don't want the potting soil the Association doesn't want it on the property either. You can mix in fertilizer to the old potting soil and add some new potting soil to your planters for next year.

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Tow Company – The Association is looking for a new tow company to tow vehicles in violation of the parking rules. This includes vehicles parked in no parking areas, fire lanes, no registered vehicles and

vehicles that violate the visitor parking rules. New signs will be posted once a tow company is selected and email notice sent out to owners and residents.

Shrub Trimming – The grounds contractor has the final shrub trimming scheduled for the third week in October. This will make the shrubs look neat for the winter. The Association is contracted for two trims a year.

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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 and rummage through your trash/recycling disturbing you and your neighbors. Creating 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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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.

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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 October 4, 2022 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.