

# SunPointe II

## News and Community Education

Dear SunPointe II Resident,

December 2022

*Have a Happy and Safe Holiday Season*

**Recycle Days** – December 12 and 26. January 9 and 23.

**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.

Please see attached 2023 schedule for recycling days, what can and cannot be recycled and what days will be holidays.

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**2023 Budget Ratification Meeting and December Board of Directors Meeting** – The SunPointe II 2023 Budget Ratification Meeting will be held on December 13, 2022 at 6:30PM at the Link Recreation Center at 1295 South Reed Street, Lakewood, CO 80232. The December Board of Directors meeting will follow immediately after the Budget Ratification Meeting. All owners are welcome and encouraged to attend the Budget Ratification Meeting and stay for the Board of Directors Meeting.

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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 Sunday, January 14, 2023.** This includes all adhesive hooks.

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, they trap moisture and can damage the paint. Do not use any kind of tape to affix decorations to the walls or patio rails.

**Thank You** - Many thanks to the volunteer who decorated the front entrance and pool house for the holidays. Thank you, Ron Fischer, Barb Quist, Dennis Jerger, Pat Strunk (all Board Members) and Vaune and Brian for your time and making spirits bright.

**Water Savings and Saving Money** – Between December 15 and the end of February the Association's water provider, Bancroft-Clover Water and Sanitation District calculates sewer use fees for the next year.

They average the two-month water use of each building and charge the sewer fee based on this usage. The Association can save well over a thousand dollars a year if you use as little water as possible during this time period. There are a 22 out of 31 buildings using more water than what could be possible. For November Water use the Association (owners) spent \$2,963.46 for water. If all buildings used an average of 10,000 gallons of water each the Association (Owners) could have saved \$1,325.06 or \$15,900.72 for the year.

- Please test your toilets for leaks
- Do full loads of dishes and laundry
- Take shorter showers
- Don't run water when brushing your teeth or shaving
- Do not water outdoors
- Do not wash your vehicle in the community. Go to a car wash. Most car washes reuse the water.
- Schedule carpet cleaning for March.

**How to test your toilet for leaks:** Purchase food coloring from the store. It can be found in the baking aisle near the spices. Flush the toilet. Once the toilet stops filling pour a ¼ to ½ teaspoon of food coloring in the back of the tank (RED and BLUE Colors work best). Let the toilet sit for 30 minutes. If you see color in the bowl of the toilet you have a leaking toilet. Please make repairs immediately.

Every homeowner can save the community hundreds if not thousands of dollars by conserving water.

Please see chart for Buildings and Addresses that are using more water than other similar buildings.

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**Gutter Cleaning** – Has been completed as of December 7, 2022.

**Leaf Clean Up** – Has been completed as of December 9, 2022.

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**Jewell Street Fence** – On November 24, 2022 a vehicle drove into the Jewell Street fence causing significant damage. Precision Management is working with Lakewood Police to obtain a complete accident report. Once the report is received the driver's insurance will be contacted if they have any. We are currently obtaining estimates to repair three damaged panels, two brick/concrete columns and one 4x6 post. We hope to have repairs to the fence complete by the end of February 2023 depending on insurance adjustment (if any) weather and contractor availability.

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**Rock Throwing** – Recently members of the community were seen throwing rocks at West Metro Fire Trucks as they entered the community. Please, residents young and old do not throw rocks, sticks or anything at any vehicle.

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**Snow Removal** – Each year the Association contracts with a company to remove snow from the driveways and sidewalks. The thresholds for accumulation are 2 inches on the sidewalks and 4 inches on the driveways.

What does this mean? If 2 inches of snow accumulates on the sidewalks, this triggers the company to come out as the storm ends or winds down to shovel snow from the walkways. It doesn't mean that right at two inches they start moving snow. It takes a normal crew size about 4 to 6 hours to remove snow from the walks. If they start on the opposite side of the community from where you live it could take hours before the snow is shoveled from the walkway near where you live.

This is also true for driveways. If the snow depth reaches 4 inches or more on driveways, then snow is plowed as the storm ends or the storm winds down. It could take hours after the storm before the crews get to your driveway.

Please keep in mind SunPointe II is not the only community or client of the snow removal company. They do service other clients and it may take some time before the crews get to our community. On large snowstorms of 8 or more inches they may come out during the storm. On large storms, the contractor, like everyone else, have trouble getting out and to work, it may take time for the crews to assemble and get to contracted locations.

**The crews will not shovel inside your patio area. If you use ice melt please read and follow directions on the packaging. Do not use ROCK SALT. Rock salt and ice melt can and will damage concrete and turf if not used properly.**

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**Save the Drain** – No one wants a sewer back up during the Holidays or any time of year for that matter. The Association’s water provider offers the following tips to prevent sewer clogs. Reminder the Association doesn’t cover sewer back up coverage. Damage to your home due to someone in your building clogging the sewer is a homeowner expense. You should talk to your insurance agent for additional sewer backup coverage.

- Do not flush feminine hygiene products down the toilet
- Do not flush “flushable wipes” down the toilet
- Do not pour grease or oil down the sink
- Use the garbage disposal sparingly, most items should be tossed in the trash
- Do not grind up eggshells in the garbage disposal. They go in the trash.
- Do not grind up carrot peels, potato peels or other peels or skins in the garbage disposal
- Do not flush paper towels down the toilet
- Only poop, pee and toilet paper get flushed down the toilet. **Everything else goes in the trash can.**

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**Wood Burning Fireplaces and No Burn Days** – Owners should 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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**NEW Tow Company** – The Association has a new tow company. MAXX Auto Recovery is the new tow company. They will help the Association by towing vehicles that are in violation of the Association’s parking rules. Reminder owners, renters and people living at SunPointe II may not park in visitor parking, violators may be towed without warning. Visitors who park more than 9 days in a 28-day period are also subject to tow. Parking in the driveway, behind garage doors, in fire lanes, or other no parking areas may be towed without warning. See sunpointe2.com for complete parking rules.

**IF YOU ARE TOWED THE NUMBER TO CALL IS 303-295-6353**

**If you are one of the people in the community that have received a white warning tag keep this number handy. It will cost you over \$300 to get your vehicle out of the impound lot.**

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**Porch Pirates** – It's that time of year when there are even more packages delivered for the Holidays. Every year regardless of the time of year the community experiences theft from patios. Some tips to avoid your packages being stolen.

- Have them delivered to your place of work.
- Track packages using available tracking apps
- Have your neighbor pick up packages from your patio once it is delivered.
- Check every night if you are expecting packages.
- Do not leave packages overnight.
- Video cameras only capture the theft in progress, it doesn't keep your package from being stolen.
- Remove packages and mail every evening from the mailboxes.

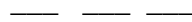


**Trash and Recycling** – Please do not put trash or recycling out before 7AM the morning of pick up. Some residents still put trash and recycling out on Sunday.

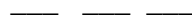
Why wait?

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.



**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.



**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](mailto:sun2board@gmail.com) or call 303-984-4926 to confirm place, date and time. **The December Board Meeting is scheduled for December 13, 2022 at 6:30PM 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](mailto: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](mailto: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](mailto:sun2board@gmail.com). The SunPointe II Board of Directors can be contacted by email at [sun2board@gmail.com](mailto:sun2board@gmail.com).