

SunPointe II

News and Community Education

Dear SunPointe II Resident,

February 2023

Recycle Days – March 6 and 20. April 3 and 17. May 1, 15 and 30 (Tuesday Memorial Day Delay)

2023 Annual Homeowners Meeting – The Annual Homeowners meeting will be held Tuesday, March 7, 2023 at 7PM. The meeting will be held at the Lakewood Cultural Center located at 470 South Allison Parkway. Please attend this important meeting. If you cannot attend, please turn in your completed proxy so that we can make the quorum requirement to hold the meeting. On the proxy form please print the name of the person you wish to represent you. You will also need to print your name, address, sign, and date the proxy in order for it to be valid.

We will cover the 2022 budget vs actual, discuss 2023 projects and elect two board members to the Board of Directors. It is also a great opportunity to meet the Board, Manager and other owners as well as ask questions after the meeting.

Contact Brian Gadbery property manager to get another proxy form or express your interest in running for the Board.

Jewell Fence Damage – The Jewell Street fence will be repaired when the day and nighttime temperature warm up. Two concrete and brick columns were damaged in the vehicle impact and will need to be replaced. Concrete and mortar require above freezing temperatures to cure properly.

The Association is working with Jefferson County Court to demand restitution from the owner of the vehicle who hit the fence on Thanksgiving morning. The cost to repair the fence is over \$15,000. We hoped the owner of the vehicle had insurance, but it appears they do not.

Dogs, Dog Waste and Dog Owners – I recently had the joy of dog sitting for a few days and the responsibility that all dog owners have when taking care of a dog. This includes picking up dog poop on our walks day and night, warm or freezing, on grass or digging for it in fresh snow.

Most of us are aware this is a lot of dog poop not getting picked up but once you have a dog and you are picking your way through piles of poop to pick up after your dog you really don't know how much poop there is. Throughout the community there probably is not a two-foot square area that doesn't have poop in it.

Not picking up your dog's poop, as required by City of Lakewood Ordinances and SunPointe II Rules on pets, can be very dangerous to your dog's health and every other dog in the community, not to mention human health concerns and digging poop off the bottom of your shoe.

REMINDER to ALL DOG OWNERS:

Dogs may not be left unattended on your patio for any reason. You must be with your dog while the dog is on the patio. Watching from your window or door is not acceptable.

Dogs may not poop or pee on the patio.

You must pick up after your dog.

Poop-filled bags must be put in a container located in your garage not on the patio.

Do not put poop bags behind your garage or in your patio. Take them directly to your trash in your garage.

If anyone can explain why people pick up the poop in a bag and then leave the bag on the ground, in the middle of the sidewalk, on a sign, on the wall, in a bush, on top of a light pole or even tossed in a tree please send in the explanation and we will publish it in the next newsletter.

Happy to make a Dr. Seuss book out of the possibilities.

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Water Savings and Saving Money – Over the last three months (November December and January) as a community we have not done very well in saving water. Some buildings have seen a big improvement in water use while others have increased use.

November 570,000 gallons of water used.

December 486,000 gallons of water used.

January 510,000 gallons of water used.

In March, information will be sent out on February water use and what each buildings' sewer use fees will be for the year and the amount of money lost to owners due to water over use.

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Trash and Recycling – There have been more than a handful of owners who have called or emailed saying that their trash can was stolen. We can assure you that that is not the case, no one wants your old trash can.

What happens is the grab arm on the truck loses its grip on your trash can and it falls into the hopper. The driver is not allowed to go inside the hopper to retrieve your trash can to avoid being crushed to death.

If your trash can is “stolen” or lost in the hopper, please call Republic Services, and request a cart free of charge from them. You do not need to open an account with them, you don't have to pay them, you should get a replacement cart with no problem. If you do get an operator who gives you a hard time i.e. “we don't have an account with Republic Services” please email Brian Gadbery of Precision Management, property manager at sun2board@gmail.com and he will take care of it.

You have the option of three sizes.

- 32 gallon is very small, will hold three 13-gallon trash bags. It also sometimes falls in the hopper.
- 64 gallon is a good size and will fit in your garage well. It will hold six 13-gallon trash bags. Most residents use this size for both trash and recycling.
- 96 gallon will hold ten 13-gallon trash bags.

Some tips for a clean pickup.

Keep all cans at least 3 feet from the building, gas meters, poles and bushes. OH AND 3 feet between cans. The handles should be towards the garage. Most carts have arrows on the lids, they point away from the building.

Do not bag recycling for any reason.

Shredded paper CANNOT be recycled.

After trash pickup look around your trash can and pick up any spilled trash or recycling.

Do not put trash or recycling out the night before pick up.

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How Not to Get Towed – Maxx towing has been very responsive to tow requests for vehicles in violation of the parking rules. To reclaim your vehicle is costing nearly \$400.

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

How not to get towed? Remember all residents, owners and people living with you most of the time are not allowed to park in visitor spaces. You should park in your two-car garage. If that is not an option parking on the public street (Ilf) is your only option.

Visitors may only park in visitor parking for 9 days in any 28-day period. It is not a monthly 9 days. Days do not drop at the end of the month.

If you get a white sticker on your window, that is a warning that you are getting close to being towed. To be safe do not park for 28 days after a white sticker (warning) is placed on your vehicle. If you are getting multiple warnings, you are at risk of tow and should park in the garage or outside the community.

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Ice Melt – Owners or residents using ice melt please read the directions on use. DO NOT LET IT SIT ON THE STEPS, PATIO, OR WALK after the snow and ice is gone. Leaving it on the concrete will “eat” the concrete and destroy it. This will make all the concrete crumble. You may be liable for replacement.

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Caution Ice Signs – The signs are put in place around the community where thaw and refreezing is a problem. Please do not bend, damage, destroy or remove these signs. They are there for visitor and your safety.

Sometimes large chunks of ice fall off cars and land in the middle of the road. Board members, property manager or other people may move these hazards from the roadway and place them in the common area for safety.

Please do not move ice chunks, tree limbs or other hazards back into the roadway. This can cause damage to vehicles and injury to people.

If you ever see anyone damaging community property in the community, please ask them to stop or report them. It costs all of use money to replace and repair damaged property.

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There Are No Sidewalks on the Loop Road – Please remember people walking have to use the loop road to walk in. Please give them the right of way and plenty of room. Snow and ice make yielding to people even more important. Give walkers room. Stop at all stop signs and as you enter or exit your driveway. Go the speed limit 15 MPH. Don’t kill anyone please.

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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.

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.