

# SunPointe II

## News and Community Education

Dear SunPointe II Resident,

January 2025

**Recycle Days** – All owners were mailed the Republic Services 2025 Holiday and Recycling schedule along with the 2025 Assessment rates. SunPointe II is “B” week on the recycling schedule. If you are an owner and leasing your unit, please send a copy of the schedule to your renters. The schedule can be found on the website [sunpointe2.com](http://sunpointe2.com). The schedule will be uploaded to the website in the next week or so.

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**2025 Budget and Assessments** – Reminder to all owners 2025 Assessments increased by \$119.00. Please make the appropriate adjustment on your “Banks Bill Pay Programs”. There will be a one-month grace period to make this adjustment. Assessments not paid in full by February 2025 will be assessed a \$20.00 late fee.

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**Roll-Off for the Community** – The roll off program was a mixed success. The roll off was full within hours after being dropped off. However, people continued to toss trash in the roll off after email notifications were sent to stop loading the roll off. People ignored barricades sent up to stop access to the roll off. Trash was just tossed in the pool parking lot. More trash could have been put in the roll off had people broken down boxes as requested and been just a little more thoughtful about how trash was placed in the roll off. The Board and Management will evaluate if the roll off program will continue in the future.

Republic Services will pick up large or bulky items for a small fee from your garage on regular pick-up days. Please call the service number on the 2025 Republic Services Holiday and Recycling Schedule to schedule this service.

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**2025 Annual Meeting** – The Association will conduct the annual meeting sometime in March. The date has not been set and may change.

This meeting is a time to give information about last year’s budget, upcoming improvement/repairs, general updates and Board Member Elections.

If you have a topic or question you would like addressed at the meeting, please send a letter or email to Precision Management. We will add these questions or topics to the annual meeting agenda. Email to [sun2board@gmail.com](mailto:sun2board@gmail.com) or mail it to Precision Management P.O. Box 27054, Lakewood, CO 80227. The Board and Management are looking forward to your questions.

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**Special Thank You** – There were many community member compliments on the holiday decorations set up at the pool this year.

Thanks, you Board Members, Ron Fischer, Pat Strunk, Barb Quist, Rachel Clouser, Dennis Jerger and Vaune P. and manager Brian Gadbery for setting up the decorations.

We would also like to send out a special thanks to Barb T. who donated two more reindeer, Barb Quist who donated one more reindeer and Brian Gadbery who donated two reindeer to the reindeer herd and

replaced two reindeer stolen last year (or ran away which every you choose to believe). Thanks to Vaune P. who donated the Snoopy and one new set of lit candy canes to the collection of decorations.

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**Holiday Decorations** – If you decorated for the holidays, please remove all holiday decorations by Sunday January 12, 2025. Please also remove all removable temporary hooks you may have used

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**Video Doorbells** – All video doorbell installations require the submission of a Design Review Request and Written Approval prior to installation.

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**Snow Removal** – The Board elected to change the trigger for driveway snow removal this season. The hope and promise from the snow removal contractor is that SunPointe II can see a little faster service during snowstorms.

Snow is shoveled from the sidewalks and driveways once 2 inches of accumulation across the whole community is reached. This is the trigger point only. Crews may not be on property until the storm winds down. It can take the crew 4 to 6 hours to work their way through the whole community.

**Garage Doors** – Per the Association’s Rules garage doors should be always closed. This prevents theft and keeps the crime rate low and property values high in our community. It also keeps mice, rats, racoons, skunks and other animals out of your home. Keeping the garage door closed during the winter also prevents your pipes from freezing. Many of the units at SunPointe II have water lines that run in the walls or ceiling of the garages.

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**Dog Poop** – Please pick up after your dog. All dog owners are required to pick up solid waste from their pet. Once you have picked up your dog’s poop in a bag, take the bag home with you and place it in your trash can inside the garage. Dog poop may not be stored on the patio or behind your garage. All trash cans must be in your garage. Your neighbors do not want to smell your accumulation of dog poop bags on the patio or anywhere else. Whoever continues to bag poop and then leave it around the community please stop. You have done the hard part, now take it home with you.

Dogs or any pet may not use the patio as a bathroom. No poop or urine on the patio even in the snow. Dogs may not be left unattended on the patio and please do not let your pet have unsupervised access to the patio from the house. You must be on the patio with your pet. This prevents unwanted interactions with other pets and people.

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**Parking** – Reminder! Owners, Residents, Renters, People who live with you are not allowed to park in visitor spaces. The SunPointe II Parking Rules say that you may be towed if you park in a visitor space. Visitors may only park for 9 days in any 28-day period. It is not by month. We strongly encourage all residents of SunPointe II to park in their garage and purchase a storage unit for storage and not use your garage for storage. Your vehicle is safer in the garage. This frees up parking spaces for VISITORS to our community.

**Hanging Items on the Exterior of The Home** – You may not add anything to the exterior of the unit without prior written permission from the Board of Directors. If you have recently hung anything on the walls of the unit, regardless of whether the nail or hanger existed before, please remove it. Do not hang anything from light fixtures or from flagpole holders. You are allowed one flag. You must request permission prior to installing a flagpole holder.

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**Patios** – The Board and the Association understands that residents need patio furniture and other patio items. An umbrella, chairs, table, potted plants, gas grill (used away from the side of the building) are ok and do not need permission. If you are hanging lights, installing canopies, putting up screens or enclosures these would all require permission prior to installation. Do not attach anything to the building walls, patio walls and rails of the unit or place anything on the patio rails. This all promotes water intrusion and damages the paint, siding, and wood.

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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.

**School is back in session so there will be children and their parents walking in the street to get to the bus.**

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**Where is My Trash Can/Recycling** – Republic Services is currently sending a two-person crew to collect trash each week. One crew member moves all trash cans to one side of the driveway. This way they don't have to back down the driveway more than once. This also saves wear and tear on the driveway. It has posed a problem for some owners when they can't find or don't recognize their trash can or recycling cart.

On Monday October 14 Manager Brian Gadbery wrote the address on every trash can and recycling cart that was out on that day. Your address number can be found on the right-hand side of the lid, or the trash can. It is in green permanent marker. Look at the right-hand corner of the container to find your cans or move cans to your neighbor. This should resolve confusion on trash and recycling day.

**Gutter Cleaning** – All gutters have been cleaned out for the season.

**Leaves** – The leaves have been cleaned up for the season. The Board is aware that there are still some piles of leaves at the ends of driveways where the early season snow was piled up. The grounds crew will clean these areas up in the spring.

**Potted Plants (SOIL)** – If you are not going to reuse your potted plant soil please put it in the trash. DO NOT TOSS IT IN THE GRASS, SHRUBS, ROCKS, TREES OR ANYWHERE ON THE PROPERTY. IF YOU DON'T WANT THE SOIL THE COMMUNITY DOESN'T WANT IT EITHER. PUT ALL POTTED PLANT SOIL IN THE TRASH. PLEASE.

**Rules** – A while ago notices were sent out which gave owners notice of minor changes in the rules and regulations of SunPointe II. The rule on amplified music at the pool has always been a rule. The change was to clearly include all devices and platforms. You may still use your earbuds to enjoy music while at the pool. The rule about garage doors being closed has also always been part of the Association's rules. This rule helps to minimize theft from garages including stolen vehicles, garage door remotes and your

personal items you store in the garage. A low crime rate improves all our property values. Closed garage doors also minimize animal intrusion, including mice, rats, squirrels, raccoons, skunks and other destructive wildlife.

**Feeding Wildlife Including Birds** – Do not feed the squirrels. Feeding the squirrels brings a greater number of the animals around our homes. They can and often do find a way to make a home in the attic or walls of our homes. Just about every building has evidence of areas where the squirrels tried to gnaw through the siding or trim. Once in the home, they can be very destructive. They can chew through electrical wiring, damaging the insulation. It can cost over \$1,000 to remove the squirrels and repair damage.

Please be aware if you choose to feed the birds you are also feeding the mice, rats and squirrels. All of which no one wants in their home.

If you have pets make sure their pet food is in a sealed container. Pick up uneaten food from bowls or feeding areas. This helps to keep mice and rats out of your home.

It is better not to feed the birds. There is plenty of natural food for birds and other wildlife to eat around the community with the wide variety of trees and shrubs growing in the community.

**Board Meetings** – Board of Directors' meetings are generally held once a month, generally 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.

**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).