

SunPointe II

News and Community Education

Dear SunPointe II Resident,

February 2025

2025 Annual Meeting – The 2025 Annual Homeowners Meeting will be on Wednesday March 5, 2025, at 7PM. The meeting will be held in the community room of the Lakewood Cultural Center 470 S. Allison Parkway, Lakewood, CO 80226. There is covered parking for this location and an elevator to the meeting room floor. Driving directions to the parking garage will be included with this newsletter. See attached document for Directions.

Want to be a SunPointe II Board Member – There are two open Board of Director positions for 2025. If you are interested in running for one of the two open Board of Director positions, please call our community manager Brian Gadbery at 303-984-4926 or email sun2board@gmail.com with your interest. Your name will be placed on the ballot, which will be handed out at the Annual Meeting Wednesday March 5, 2025. To run for one of the two open positions, you must be an owner in good standing (be current on your assessments, no past due balances and no Covenant Violations).

Annual Meeting Proxies– If you cannot attend the 2025 Annual Meeting, please give your proxy to someone who is going to the meeting. The proxy form was mailed to all owners. It is the green paper that was in the mailing. Please fill out who you are giving your proxy to, your name and address and sign the form. If you have questions about how to fill out the proxy, please contact community manager Brian Gadbery at 303-984-4926.

Updating Phone Numbers and Email Address of Owners – The State Legislature passed a law that, in short, requires HOAs to contact owners who are delinquent in their monthly Assessments by two of three methods. 1. Phone Call 2. Text Message 3. By Email to the owner or their designated contact. A certified letter is also required. The Association has asked each owner to voluntarily submit their Landline Phone Number, Cellular Phone Number and Email Address and designated contact and their information, if you choose.

A form requesting this information from each owner was included in the mailing of the Annual Meeting Notice. Please return this form ASAP. If you don't return the form with updated contact information the Association will not be required to or able to notify you if your Monthly Assessment Account needs to be submitted for collection, except by certified mail to your property address. If you are an offsite owner, you are required to keep the Association up to date on your current mailing address (See the Associations governing documents).

Mail Problems – The Bear Valley Post Office is going through some changes in management and personnel.

If mail is placed in your mailbox and it is not yours there are two things you can do:

1. Walk it over to the address on the letter or package. The person it is addressed to is your neighbor and they would like their mail as much as you would like your mail. Walk it to their house and meet someone new.
2. Place the mail in the outgoing mail slot and let the mail person try again. Doing this will probably delay that person from getting their mail by another day or two or three.

If it is a package the best thing to do is deliver it to the owner of the package in person. Leaving it in an unlocked package locker will almost guarantee it will be stolen.

WHAT NOT TO DO. Do not put misdelivered mail on top of the mailboxes. It will be blown away, snowed on, rained on or stolen. **PUT THE MAIL IN THE OUTGOING MAIL SLOT.**

It will also be helpful if you file a complaint with the Bear Valley Post Office. Doing this in person is best.

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Design Review Requests – The Association's governing documents require owners to submit a Design Review Request for just about any improvement you are going to do to your home. You need written permission from the Board prior to starting most projects. This process can take 45 days. If you do not get a reply in 45 days the request is deemed denied. This process is to protect the safety of the community and its owners and residents as well as protecting the buildings from damage or poor workmanship.

This includes, but not limited to, the following on the exterior of your home:

Replacing Garage Doors, Patio Light Fixtures, Patio Light Fixture Globes, Video Doorbells, Windows, Anything Attached to the Exterior of the Unit. Anything other than Table, Chairs, Gas Grill, Patio Umbrella in your Patio.

This includes, but not limited to, the following on the interior of your home:

Bathroom remodels, New Shower or Tub, Replacing Bathroom Wall Tile, Moving Any Plumbing, Adding Any New Electrical Outlet, Full Kitchen Remodel, Attic Fan, Any Film Adhered to the Windows, Basement Buildout or Remodel, Removing or Adding any Interior Walls, Adding any Non Pre-Existing Gas Appliance, Replacing a Fireplace, Installing a New Non Pre-Existing Airconditioning Unit.

If you need to replace your Furnace, Water Heater or Air-conditioning Unit, please contact Precision Management for a fast approval. All of these items require a building permit from the City of Lakewood. If your contractor tells you, they don't need a permit from the City they are not telling you the truth.

Improvements that don't need approval:

Interior painting, new carpet, floor tile, vinyl flooring, hardwood flooring, replacing a toilet as long as it is in the same location as the toilet being replaced, replacing a sink as long as it is in the same location as the existing sink, interior light fixtures in the same location, replacing sink

hardware, replacing shower or tub hardware, window coverings, drapes, blinds, shutters as long as they show white to the exterior of the home.

Anything not mentioned most likely needs a Design Review Request. Please call Precision Management at 303-984-4926 if you have any questions.

Marijuana – The Association’s Governing Documents prohibit the growing of Marijuana in any amount. There are many reasons for this in the Association’s Governing Documents. One of which is the introduction of mold to the home and building.

The Dangers of Dog Waste

“It’s too much work,” “it’s only in my yard,” “it’s fertilizer,” “it’ll break down on its own.” These are all common reasons we hear that people don’t pick up. But that’s because most people don’t have an understanding of just how dangerous dog poop can be.

Dog poop contains millions of bacteria. According to Live Science, a single gram of dog poop contains around 23 million bacteria. This means when it isn’t disposed of correctly, we’re putting ourselves and our environment at risk.

Dog poop is so dangerous, the EPA actually classifies pet waste as a nonpoint source pollutant, putting it in the same category as toxic chemicals and pesticides.

Health Risks

Dog waste is a health hazard. Allowing it to sit unscooped on a community or a public area is a risk Homeowners, Residents, Dog Owners and the Community should not be willing to take.

Dog poop contains bacteria and parasites that can compromise the health of any individual. Bacteria such as E. Coli, Salmonella, and Campylobacteria can be found in a pile of dog waste. It can also contain parasites like Roundworms, Whipworms, and Hookworms.

Through these bacteria and parasites, dog waste has been known to cause disease in the lungs, eyes, and skin, and produce symptoms like cramps, diarrhea, dehydration, and kidney issues.

Environmental Risks

Dog poop is listed as #3 on the EPA’s list of nonpoint source pollutants, meaning it comes from more than once source (millions of dogs).

Dog waste can enter the water supply from runoff and has been known to cause algae overgrowth that kills weed, fish, and other wildlife.

A study of air samples in Cleveland, Ohio and Detroit, Michigan in [Live Science](#) shows that 10 to 50% of the bacteria in the air we breathe came from dog poop.

Dog poop is also a significant food source for rodents, luring mice and rats in to feast on the undigested food bits in the waste. A dog poop problem can cause a rat problem, which can lead to a host of other health hazards.

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 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.