

SunPointe II

News and Community Education

Dear SunPointe II Resident,

March 2025

2025 Annual Meeting – The 2025 Annual Homeowners Meeting was held Wednesday March 5, 2025, at 7PM. There were 45 out of 162 Owners represented in person or by proxy. There was a presentation made that outlined the estimated savings to the owners and the community by volunteers, purchasing pool chemicals on our own, and services provided by management and the Board. The estimated cost saving is between \$11,000 and \$20,000, or \$67.90 to \$123.46 of savings to each owner for the year.

Elections for two vacant Board Member positions were held. Barb Quist and Rachel Clouser were re-elected to the Board. We want to thank Ross Klopff for also running for the open Board Position. It is great to see owners volunteer for the Board.

Thank you to all the owners who attended the meeting or turned in a proxy.

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).

2025 Reserve Funds Projects – This year starts the beginning of the Association's paint cycle. This year buildings 5, 6, 15, 18, 35 and 36 will be painted and repairs made to siding and trim as needed. The Association will also re-side building 5, 6 and 15 with James Hardie siding. This new siding is fire, rot and insect resistant. This is part of an effort to gradually re-side the original 15 buildings built by the original developer. Buildings 18 and 19 have been re-sided and the north side of building 27 and 28 have been resided.

Everyone should know their building number by now with the water use notices which have been emailed out over the last three months.

But if you don't here are the addresses of the buildings that are going to be painted or re-sided and painted this spring.

Re-Side and Paint

Building #5 5833, 5835, 5837, 5839, 5841, 5843, and 5845 W. Atlantic Place.

Building #6 5821, 5823, 5825, 5827, 5829, and 5831 W. Atlantic Place

Building #15 5752, 5754, 5756, 5758, 5760 W. Atlantic Place

Paint and Repairs

Building #18 5832, 5834, 5836, 5838, 5840, 5842, 5844 W Atlantic Place

Building #35 5858, 5860, 5862, 5866, 5868 W. Asbury Place

Building #36 5846, 5848, 5850, 5854. 5856 W. Asbury Place

The Board is looking into seal coating driveways this year depending on the market price of seal coat material and total cost.

Potting Soil and Indoor Pet/Bird Litter Dumping – As temps warm up and spring approaches many of us have outdoor planter gardens, and will re-pot indoor plants. When potting plants **DO NOT TOSS USED SOIL ON THE COMMUNITY'S GROUNDS**. Don't throw soil in the grass, rock beds, under shrubs or anywhere on the grounds. Place all used soil in the trash for collection on Monday.

In most cases you can add fertilizer to your old soil and reuse it. No need to toss out expensive potting soil.

Owners who have indoor pets like birds, hamsters, etc. please don't throw bedding or cage lining material on the community grounds. This material goes in the trash. This goes for old bird seed. All old bird seed goes in the trash not on the lawn, rock beds or shrubs.

Water Use and Fees

Over the last few months Precision Management has provided information on the amount of water used for each of the 31 buildings at SunPointe II. Each resident was asked to do what they could to reduce water use over the last few months. This reduction of water use during the winter months determines the **SEWER USAGE FEE** charged for the next 12 months. Each 1,000 gallons of water used during this period is charged \$3.84 per thousand gallons.

The following is a chart showing water use over the last four months and what the monthly fee will be for sewer use fee after Bancroft-Clover Water District does their two-month average (December and January).

Water use is the one thing the Association covers that each owner has some control over. It can be a quick and easy way to save thousands of dollars every year.

The approximate average water use for December and January is about 15,000 gallons of water per month. If the buildings, on the chart, that used more than 15,000 gallons of water for the December and January average reduced their usage to the average of 15,000 gallons, the

community could have saved 66,000 gallons of water. This would have been a monthly savings on sewer use fees of \$253.44 per month and a saving of \$3,041.28 per year. There would be further savings in water use cost of about \$4,500 per year. Total savings \$7,541.

How to save water? Test toilets every 6 months whether you can hear or see a leak or not. Don't use the hose to clean off your patio or garage. Take shorter showers. Don't run water while brushing your teeth or shaving. Do full loads of laundry and dishes. The Association prohibits washing of Vehicles.

The Following chart is organized by:

Buildings with the same number of units.

Bldg# (Building Number where you live)

The month and the gallons of water used x1,000 i.e. 9 = 9,000 gallons 27 = 27,000 gallons

The two-month average. December and January water use.

Monthly cost of the two-month average is, the average X \$3.84.

Yearly cost attributed to each building for the year.

This is on top of the cost of using water which is billed per 1,000 gallons.

It also doesn't include the other fixed fees associated with each billing.

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.