

SunPointe II

News and Community Education

Dear SunPointe II Resident,

April 2025

Volunteer Day May 17, 2025 – SunPointe II will have a volunteer day on Saturday May 17, 2025, starting at 8:30AM. We will provide refreshments and tools to accomplish the tasks. Each year the owners save about \$2,000 to \$3,000 for the tasks that the volunteers perform. More the merrier.

Here is a list of items we would like to accomplish at this year's Volunteer Day. If you could send an email of the one or more items you would like to help with and if you will be attending, we could be more efficient with volunteers' time.

Planting the Pool Flowerpots

Replacing or Re-Installing Metal Edging

Wrapping Light Poles and signpost bases with flashing to prevent damage from grounds crew.

Trimming out dead wood from shrubs.

Weeding the Water Feature area.

Installing protection around downspouts that empty in the lawn.

Put rocks back in rock beds.

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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.

Garage Sale Interest – If you are interested in a garage sale this year please email or call Precision Management with your interest, email sun2board@gmail.com or call 303-984-4926 if you are interested.

Dog Owners – Some reminders for Dog Owners. Dogs may not be left unattended on the patio. This means you must be present with your dog on the patio if the dog is on the patio. Dogs may not potty on the patio. This includes concrete, wood decks, rock patios, grass areas in patios. Only two pets are allowed by the Association's Governing Documents. Dog owners

must pick up after their pet when it poops on the grass. A special note to whomever is letting their dog poop on the sidewalk PICK IT UP!! Better yet don't let your dog poop on the walkway.

Slow Down – The speed limit inside the community is 15MPH. The city of Lakewood passed a new law that all residential streets in the city are 20MPH. This still means that SunPointe II streets are 15MPH. Please come to a full stop at all stop signs.

Next Board Meeting – The next Board Meeting will be May 13, 2025. Please call or email for time and location.

POOL OPENING – The Pool will open on Saturday May 24, 2025. All owners will have to be current on their assessment accounts. If you owe a balance your key will be turned off and a \$25.00 reactivation charge will be added to your account. Once the balance is paid, in full, the key will be reactivated. You will also have to have a Pool use agreement on file. If you lost your key, there is a \$50 charge to issue a new key.

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.

The Owners and Renters affected by this project will need to move all their personal items off the patios. The Association and the contractor are not liable for anything damaged by the act of residing or painting the units. All Personal Items will need to be removed from the exterior walls of the unit.

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.

Still Looking for 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).

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.