

# SunPointe II

## News and Community Education

Dear SunPointe II Resident,

May 2025

**Memorial Day Trash and Recycling Delay** – There will be a one day delay due to the Memorial Day Holiday. Trash and Recycling will be collected on Tuesday May 27. Please put your trash out by 7AM on Tuesday. Do not put trash and recycling out on Monday.

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**Volunteer Day May 17, 2025** – Many thanks to the volunteers who came out for volunteer day. We had a good turnout. We removed dead plant material and trimmed back overgrowth from the single-family home's trees. We straightened out metal edging around 6 buildings. Planted flowers in the pool flowerpots. Shoveled rocks back into the rock beds around the loop road and driveways.

**We estimate that this dedicated group of volunteers saved the community about \$3,000 in labor costs and reduced costs in materials.**

Thanks to the Volunteers

Barb Q, William T, Jeane W, Charlie B, Elizabeth N, Ernie D, Eliane D, Margie F, Vaune P, Michelle R, David M, Dennis J, Peggy R, Brian G,

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**POOL OPENING** – The Pool will open on Saturday May 24, 2025. Pool is open from 7AM to 9PM.

A reminder of just some of the pool rules.

No Food on the pool deck. All food must be consumed on the upper deck by the bathrooms.

No gum, or Band-Aids in the pool or hot tub.

No Smoking or vaping of any kind.

No glass containers.

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.

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**Community Picnic** – The Association is sponsoring a community BBQ at the Pool on June 21, 2025 from 11 to 1. The Association will provide hamburgers, hot dogs, buns, drinks, chips and condiments. You may bring a dish to share if you like. Come out and meet your neighbors and have some fun. We are restarting a yearly tradition at SunPointe II.

**Potting Soil** – Please put your unwanted potting soil in the trash. Do not dump the soil in the shrubs, grass or on the rocks.

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**No Pots on Patio Rails** – Do not attach or place anything to the patio rails. Do not place potted plants on the patio top rails or any other item on the rails. Do not attach any lights, bird feeders or other items on the top rails.

Do not nail anything to the walls of the buildings.

All personal items including potted plants, welcome mats, recreational items must be inside your patio and not on the grounds or walkways outside your patio.

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**Re-Siding and Paint Project** – The re-siding, building repair and painting project is underway. Dumpsters, storage container and building supply areas are positioned to minimize impact on the community and to allow workers easy quick access to materials and to remove waste. This maybe an inconvenience to some residents for the next 6 to 8 weeks. The placement does speed the process and saves on costs.

If you see materials on the ground or blocking driveways do not drive over it. Please be mindful of workers and construction supplies.

You may park in visitor parking until they clean up for the day. We highly recommend that you park in your garage at night to protect your vehicle from vandalism or theft.

If the workers are blocking your access to your home, please find a worker and talk with them to help you get in or out.

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**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.

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**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.

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**Next Board Meeting** – The next Board Meeting will be June 3, 2025. Please call or email for time and location.

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**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).

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**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).