

SunPointe II

News and Community Education

Dear SunPointe II Resident,

April 2026

2026 Annual Owners Meeting – The 2026 Annual Homeowners Meeting was held at the Lakewood Cultural Center, 470 South Allison Parkway on March 11, 2026, at 7PM. Three Board Members were elected to the Board. Returning Board Members Ron Fischer and Dennis Jerger were reelected to the Board. William Trucks was newly elected to the Board. They join Barb Quist and Rachel Clouser on the Board of Directors for SunPointe II.

At the meeting the 2025 Budget vs Actual was reviewed and announcements about major projects for 2026 were presented.

2026 Paint and Siding Repair Project – The 2026 painting and siding repair project is underway. Buildings 37, 38, 39, 40, 44 and 45 are part of this year's project. Owners involved in this year's project are asked to check their garage doors for notices about when repairs are scheduled and when painting will begin. All owners are asked to remove video doorbells to prevent damage. Remove personal items from your patio to avoid damage or paint over spray. If personal items are left on the patio the contractor will do their best to protect your personal items.

Addresses affected:

Building 37: 5762, 5764, 5768, 5770 Asbury Place

Building 38: 5754, 5756, 5758, 5760 Asbury Place

Building 39: 5744, 5746, 5750, 5752 Asbury Place

Building 40: 5736, 5740, 5738, 5736 Asbury Place

Building 44: 5724, 5726, 5728, 5730, 5734 Asbury Place

Building 45: 5714, 5716, 5720, 5722 Asbury Place

Water Restrictions – Water restrictions will be in place this year. The Association is being asked not to start irrigation until May. The community can only run irrigation 2 days a week. This schedule may not be enough to keep the lawn green, but it will be enough to keep the lawn in a dormant state without much damage.

Please avoid walking across the turf/grass to prevent damage to the turf. We are aware that dog owners will have to walk on the turf. If possible, please do not let your dog urinate in the same place every day. There will not be enough water on the lawn to begin to neutralize the acid in the urine. Concentrated urine areas will damage the grass.

All owners are asked to do their part in saving water. Fix all leaking faucets, and toilets. Check all toilets for leaks using food coloring.

Do not run water when brushing teeth and shaving. Take shorter showers.

Do not hose off your patio or garage. Use a broom or blower.

!! You are not allowed to wash your vehicles at SunPointe II

You may also consider not planting a potted garden this year to conserve water.

Do not plant any plants in the ground or turf inside your patio.

The Board will decide if the water feature will be turned on this year or if Denver Water will restrict such water use.

When Will the Pool Open – The pool will open May 23, 2026. Owners must have their Assessment accounts current and paid in full to use the pool. Key card will be turned off if there is a balance on the account. Notices will be mailed out at the end of each month if you have a balance on your account. There is a reactivation fee of \$25.00 if your key is turned off. If you throw away your key or lose your key there is a key replacement fee of \$50.00. Please review the pool rules which can be found at sunpointe2.com.

Quick reminders: No drugs or alcohol use at the pool. No one may be under the influence of drugs or alcohol while at the pool. No smoking or vaping at the pool. All food must be consumed on the upper deck of the pool area. No glass of any kind anywhere in the pool area. Put all trash or recycling in the proper containers. Clean up after you and your 4 guests.



Spring Homeowner Maintenance Tips –

Replace furnace filters. Your air-conditioning unit also pulls air through the filter. Changing your filter every three to four months will make your unit run more efficiently and extend the life of your furnace.

Replace washing machine fill lines. If you can't remember the last time they were replaced it is time to replace them. When they burst, it can cause thousands of dollars in water damage to your home. Rubber hoses should be replaced every 3 to 5 years. Most sources recommend using metal braided hoses. Metal braided hoses should be replaced every 5 to 8 years. Any sign of wear, bulging, cracking, blistering hoses should be replaced immediately.

Dryer vent line should be cleaned every year. The dryer will dry faster and more importantly prevent fire hazards. Dry lint fires are one of the leading causes of home fires.

Service your garage door. Most of the community's garage doors are original to the home. They should be serviced every year or every two years to work properly. If your garage door is making a lot of noise, buckles, is uneven, slams shut it needs adjustment.

If your garage door needs replacement a design review request is required prior to replacement.

Freshen your drains. Dump half a cup of baking soda in the drain followed by 1 cup white vinegar. Seal the drain with the pug or damp towel for 5 to 15 minutes. Flush with boiling water. This will freshen the drain and clean out some of the buildup.

Check the refrigerator water and ice fill lines. Plastic lines should be replaced every 3 to 5 years. Plastic lines can crack over time. When the burst it can cause serious water damage to your home. Copper lines can last much longer. Again, if you can't remember ever replacing the fill line, it is time to replace it.

HOA Rules Reminders –

Please do not put trash and recycling out the night before pickup. This keeps animals from getting in the trash, wind from blowing it around the community and trash pickers from rummaging through trash during the night.

Please do not hang wet towels, clothing, bathing suits, rugs, or anything else on the patio rails. Please use your own furniture if you need to dry these items out.

Pick up after your pet and place the dog poop bag in your garage. Dog poop bags should not be left out on your patio, outside your patio gate. Poop bags should be stored in your garage. The Association does have 5-gallon buckets with tight fitting lids to store poop bags in your garage. Please let Brian Gadbery, our manager, know if you would like a bucket for your poop bags.

Window mounted air-conditioning units are not allowed at SunPointe II. You may use a unit that doesn't extend beyond the window, but the window screen must be in place.

If your air-conditioning unit, furnace or hot water heater fails and needs to be replaced please contact Precision Management at 303-984-4926 or sun2board@gmail.com and notify of the need to replace these items. You will need a permit from the City of Lakewood Building Department. The permit ensures proper installation of the appliances. It also ensures your safety and the safety of your neighbors.

Visitor Parking is for Visitors only. All residents of SunPointe II must park in their garage or on the public streets outside the community. Please be respectful of your neighbors.

The only improvements that do not require prior written permission from the Board of Directors is flooring, painting and window covers as long as they show white to the exterior of the unit. Everything else requires a Design Review Request Form with detail of the improvements and written permission of the Board prior to start of the improvement.

The Association replaces light bulbs in the garage side lights and the walkway lights. Owners are responsible for their patio lights.

SunPointe II does have a website that has all the Association's governing documents, minutes and financials. Visit any time at sunpointe2.com.

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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 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.