

SunPointe II

News and Community Education

Dear SunPointe II Resident,

July 2026

Hey SunPointe II Has a Website – SunPointe II has a website with all or most of the information you need to know about the community, rules, policies, governing documents, forms etc. It even has copies of the 2026 Trash and Recycling schedule.

All this information can be found at Sunpointe2.com.

Yes, we know the calendar function is useless, but there is a lot of other useful information there.

When are Recycling Days – You can find and print the Republic Services Trash and Recycling Schedule on our website, sunpointe2.com. SunPointe II is the “A” Week for recycling. Print this brochure provided by Republic Services and put it on your refrigerator, junk drawer or near your trash can for reference.

The brochure will also inform you of what can and cannot be recycled, what can and cannot be placed in trash cans and IMPORTANTLY that all trash and recycling carts should be at least 3 feet from buildings, vehicles, gas meters, and another cart. This helps the driver, using the automated arm, pick up the carts without damaging anything. Oh, and the lid opening should face outward to let all the trash out.

Ok recycling days are July 29, August 12 and 26, September 10 and 23, October 7 and 21. November 4 and 18, December 2, 16, and 30.

Do You Have an Attic Fan or Whole House Fan? – Some units do have an attic fan or whole house fan. If used correctly these fans can help cool your home as temperatures fall during the evening or night. However, if used incorrectly they can cause a serious health risk to you and your family, even death. When using this type of fan, you must have at least one window open in the home. Otherwise, the fan can draw in carbon monoxide from your furnace room into the home and/or draw enough combustion air away from the water heater or furnace pilot light causing it to go out and possibly leak natural gas into your home. The window or windows you open must allow air to be drawn through the home. Do not close a door to the open window room. If you have questions about how these fans work, you should contact an air conditioning and heating professional.

Water Restrictions – Water restrictions are in place. The Association is only allowed to water twice a week this year. You can already see the results of the water restrictions with brown grass areas and some wilted shrubs. The Kentucky Blue grass will turn brown which is its

dormant state. There should be enough water to keep the grass healthy in the dormant state. Most of the brown grass will come back once temperatures cool and if there is rain in the forecast.

Grass on slopes, facing south or along streets will show the most stress. Please do not water the grass. The water district can impose fines if the turf is watered outside the watering times.

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 !!

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The Pool – The pool has been relatively trouble free this year.

Reminder: all food must be consumed on the upper deck. There have been multiple times when cereal, goldfish crackers, apple sauce, melted candies, and other foods have been left on the pool deck. This attracts mice, squirrels, ants and other pests to the pool.

The building closest to the pool has had an issue with mice partly due to the amount of food left at the pool. Please clean up after yourself. The Association doesn't have a cleaning service to pick up after you.

People with hair dye in their hair. Please do not use the pool or hot tub until you have rinsed off all or most of the dye out of your hair. There have been at least two occasions where there has been a colored ring around the pool and hot tub due to hair dye leaching out of the user's hair. The only way to get this cleaned up is by hand and rubbing alcohol. Our pool service doesn't perform this service.

Thanks for not drinking alcohol, using drugs or smoking at the pool. If you move the pool furniture around, please put it back where you found it. Again, we do not have a service that cleans or straightens up the pool. Board Members and Management do this when they can.

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Are You Interested in an ACH Program? – The Association currently offers the old-fashioned check and coupon method to pay your monthly assessments.

About half of the owners in the community pay their monthly assessments using their own bank's bill pay service. This is generally a free service your bank provides. It also gives you a choice when you release the funds to the association. You do not need to share your banking

information with anyone. You just have to release the fund in time to make the grace period which is the 15th of the month due. Most people find that releasing funds by the 5th of the month due is enough time. Using this method, you have full control of your account, your money and timing of the release of funds. And it's a free service. You can, in most cases, set your account to release funds on a recurring basis.

If the Association implemented an ACH program the cost to the community would be between \$300 and \$720 a year in fees charged to the Association for the service. If this service were to be offered, Precision Management would require your account and routing numbers, and your monthly assessments would be withdrawn on the 1st of each month directly out of your bank account. If the account drawn from had insufficient funds, NSF fees would be charged to your account.

If you would be interested in a possible ACH program, please email sun2board@gmail.com or reply, "I would be interested in an ACH program" to this newsletter if you receive it by email.

Annual Community Cook Out – There was a great turn out for the community Cook Out last month. About 70 people came out to meet new neighbors or get caught up with old neighbors. We grilled 48 hamburgers and 16 hot dogs. Look forward to seeing even more of you next year.

Garage Sale – About 15 residents participated in the two-day garage sale June 19 and 20th.

There are no plans to pay for a community roll-off this year. Republic Services does provide bulk trash item collection for a small fee. They will take mattresses, box springs, chairs, tables, sofas etc. If you have something to schedule and pay for please call Republic Services at 303-286-1200 to schedule your pick up. They will quote you a price and charge your credit card.

PARKING – Only visitors may park in visitor spaces. All residents, owners, tenants, roommates, family members must park inside the garage of the unit or on the public street outside the community. The visitor parking is being abused by some of our community members. From time to time, you may find a notice from the Association with the parking rules. The Association may tow vehicles that are parked in violation of the parking rules. Please read the notice and keep in it your vehicle or place it in the trash.

Please do not park behind your garage. This area is a fire lane. Emergency vehicles might need access to your neighbor's unit for medical or fire emergencies. You might think that you are not in the way, and you may not be, but your neighbors see you do it and they think they can do it too.

Volunteer Day Recap – Thank you to the 17 volunteers who joined us on Saturday, May 16. Your 45 hours of collective service saved the community over \$3,500. Tasks completed included planting flowers, reinstalling metal edging, clearing rocks from the lawn, scraping paint from patio rails, cleaning dryer vent drains and trimming shrubs.

A special thank you to: Tammy R., Alex S., David M., Jane L., Vaune P., Will T., Liz and Jeff Y., Ron and Margie F., Ernie and Elaine D., Barb Q., Pat S., Danny Y., Shirley S., and Brian G.

Your Air Conditioning Unit – With the smoke from Colorado wildfires you may want to change out your furnace filter more frequently. You should also rinse out the accumulated debris from your air conditioning condenser. Take your garden hose and hose off the fins around the AC box. Work from the top down to remove as much of the debris as possible. Your AC will work more efficiently and last longer with this simple procedure.

Window mounted AC units are not allowed.

If you have a portable AC unit for a room the vents may rest on the windowsill, but the screen must be left in place.

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Insurance and Your Mortgage Company – The Association renews the insurance policy every June. Our insurance broker provides a new certificate of insurance to all registered mortgage companies automatically on renewal. If you have refinanced, or your mortgage has been sold to a new company you may get a letter stating you need to update this information. Some of you may get a notice that your mortgage company requires an updated policy. You may download the certificate on the website or better yet make your mortgage contact Cherry Creek Insurance Group at certificate@thinkccig.com to register the mortgage company for annual updates.

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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.