



# HOMEOWNERS ASSOCIATION

## Spring 2012 Newsletter

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### Sunwest Board of Directors:

**President:** Mike Lorenzo

**Vice President:** Kristaphor Shahinian

**Secretary:** Thomas Brady

**Treasurer:** Sandalphon

**Architectural Chair:** Joseph Mellblom

### Committee Members:

**Neighborhood Watch Community**

**Coordinator:** Erin Black

### Mission Statement of Sunwest Homeowners Association

*To establish and maintain Sunwest as a quality, family friendly, community while maintaining aesthetic appeal, and strong property values.*

The Board encourages participation and input from the Sunwest community. The next regularly scheduled Board meeting is April 16<sup>th</sup> at 6:00 p.m. at 325 Conrad Drive.

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### Contact Info:

**MSI LLC (Property Management Company)**

Christopher Alcon, CMCA 720-974-4129

[CAalcon@msihoq.com](mailto:CAalcon@msihoq.com)

**Erie Police Dispatch:**

303.441.4444

Report weeds and/or barking dogs:

303.926.2821

**HOA President:** [president@sunwest-hoa.org](mailto:president@sunwest-hoa.org)

**HOA Architecture Committee:**

[architecture@sunwest-hoa.org](mailto:architecture@sunwest-hoa.org)

**Sunwest Website:** <http://sunwest-hoa.org>

Thanks to Val Johnson for the Sunwest logo used in this newsletter.

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### Sunwest HOA Fees Due April 1st

2<sup>nd</sup> quarter HOA fees are due April 1st. There is a grace period, but if dues are not received within 30 days of the due date a \$25 late fee is charged to the homeowner's account. Delinquent accounts also accrue interest charges of 18%, so it pays to get your payments in on time.

### Dog Owners Must Clean Up After Fido

Dog owners are required to bag and properly dispose of any doggie droppings their dog leaves outside of their personal property. This holds for the common areas, in particular the grass open space next to the Sanders Tot Lot. Letting your dog run unsupervised at night, or any time, is a violation of the Town of Erie ordinances, and the Sunwest HOA CC&Rs.

### Spring Has Sprung, and So Have the Weeds

Weeds are right up there with trash containers as the most common CC&R violations. Be sure to keep those weeds (and trash containers) under the radar to avoid that friendly reminder letter from MSI.

### Where the Wild Things Are

Just a reminder that squirrels and rabbits are wild creatures even if they are living in your yard. Here is what Boulder County has to say about squirrels: If a squirrel gets in your house, block off the room it is located in and allow it only one exit through a door or window and wait for it to leave. If you have a squirrel in your fireplace, close the damper immediately. Then slightly open the damper and use a fishing net to capture the squirrel. Cover the net with a board and take the squirrel outside. Remember, squirrels can carry plague, and all direct contact should be avoided. Here is what Boulder County has to say about rabbits: Domestic cats and dogs can contract plague by

catching and eating infected rodents and rabbits or by being bitten by infective fleas. They can then carry infected fleas home to their owners or, especially with cats, serve as a direct source of infection.

Do not feed or entice any rodent or rabbit.

### **You Can Get All the Information You Need About Sunwest HOA on the Sunwest Website**

Clicking on the blue underlined text (hyperlinks) will take you directly to that Web page. The Sunwest HOA Web site is at <http://sunwest-hoa.org>. Our Web site has all of the Sunwest [documents](#) available for your perusal or downloading. Also there are pages that describe the [Architectural Request](#) process, and the [Enforcement](#) and [Hearings](#) process. You can find past [minutes](#) of the HOA Board meetings, a set of [frequently asked questions](#) (FAQ), and previous [newsletters](#). You can also add your email address to our rapid response email list by clicking on the text in the left hand column that says "[Sunwest residents sign up here for email alerts and news](#)". You can find local services that are recommended by your neighbors on the [Homeowners Info](#) page.

Send questions or comments for the Board to [president@sunwest-hoa.org](mailto:president@sunwest-hoa.org).



**Second quarter HOA fees of \$140 are due April 1st. Please use your coupon book or automatic checking debit when making a quarterly assessment payment.**