



# SUNWEST HOMEOWNER'S ASSOCIATION



April, 2008

## IMPORTANT PETITION NOTICE

The HOA Board of Directors for the Sunwest Subdivision will oppose the continuation of the Hoffman Drive stub road into Villa Place, which would make it the primary North/South artery through the proposed new Ranchwood Subdivision just northwest of the County Line, Leon A. Wurl Pkwy intersection. Sunwest residents, please be aware that your Board of Directors will be canvassing the neighborhood asking for your support. If you would like to help, please let us know ASAP. A petition will be circulated at this time expressing the 156 member Sunwest homeowners' opposition to turning the Sunwest neighborhood into a major traffic thoroughfare to gain access to the proposed Ranchwood Subdivision which will adjoin Sunwest on its eastern border.

Welcome to the new Sunwest Homeowner's Association Newsletter.

You may have noticed a gap in communication over these past months, but work has been progressing in the background and a new Board of Directors has been set in place.

The new Board members are as follows:

**President:** Mike Lorenzo

**Vice President:** Joel Hughes

**Secretary:** Christine Dermody

**Treasurer:** Sandalphon (Sandy)

**Architectural Chair:** Joseph Mellblom

**Member At-Large:** Shirley Snyder

**Co-Secretary:** Kelly Dermody

The new Sunwest Board of Directors is looking forward to working within and alongside the homeowners in the subdivision and surrounding community to create a healthy, happy and safe neighborhood we can all be proud of. The Board encourages participation and input from everyone in the community. If you are interested in attending an upcoming HOA meeting (2<sup>nd</sup> Wednesday of each month), please contact one of the above listed members or our Property Management Company, Realty One, for meeting times and places.

### Contact Info:

Realty One, Inc.: 303.237.8000

Erie Police: 303.441.4444

Website: [www.realtyone-co.com/sunwest](http://www.realtyone-co.com/sunwest)

### Next HOA Meeting: May 14, 2008

Sunwest residents welcome. Please feel free to come and meet the new Board, join a committee or simply share your ideas or concerns. Please call Realty One to let us know if you plan on attending so we can advise you of the location and make room on the agenda. (Thank you for leaving the kids at home – they'll just get bored silly.)

## MARKET WATCH

It's no secret that home values are falling throughout the country and foreclosures are on the rise. You may have noticed the number of homes for sale within Sunwest – some which have been vacant for what seems like eons.

In the interest of keeping our home values as high as they can be and improving general safety, it's important that we reinvigorate interest in our neighborhood by tending to the general upkeep of our homes.

Accordingly, in an effort to encourage greater compliance, the association's rules and regulations are available at [www.realtyone-co.com/sunwest](http://www.realtyone-co.com/sunwest) as a reminder of the standards set in place to keep our neighborhood attractive and our home values up. Please take a moment to read through them and call our Property Management Company, Realty One, at 303.237.8000 if you have any questions. Thank you for your help and participation in improving our neighborhood.

*Second quarter HOA dues are due. Need to catch up? Realty One accepts Master Card, Visa and American Express and can take your payment over the phone: 303.237.8000*

Many people are planning to spruce up with fresh paint this year. Thank you to those residents who, as is required by the covenants, have approached the Board with paint swatches for approval. We are working on selecting a whole new palate of colors that our residents can use as a guide. We will have that in place by our next meeting.

