



HOMEOWNERS ASSOCIATION

Summer 2009 Newsletter

Sunwest Board of Directors:

President: Mike Lorenzo

Vice President: Kelly Dermody

Secretary: Kristaphor Shahinian

Treasurer: Sandalphon

Architectural Chair: Joseph Mellblom

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 Sunwest Board of Directors is working with homeowners to create a healthy, happy, and safe neighborhood we can all be proud of.

The Board encourages participation and input from everyone in the Sunwest community. The next regularly scheduled Board meeting is July 8th at 7:00 p.m. at 325 Conrad Drive.

Contact Info:

Realty One: 303.237.8000 ext. 306
info@realtyone-co.com

Erie Police Dispatch:
303.441.4444

Report weeds and/or barking dogs:
303.926.2821

HOA President: president@sunwest-hoa.org
HOA Architecture Committee:
architecture@sunwest-hoa.org

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

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

As you make plans for painting your house, planting new trees, or doing other major changes to the appearance of your property, don't forget to send a copy of those plans to the Sunwest HOA Architecture Control Committee (ACC). You can find instructions on how to submit a request for approval here:

<http://sunwest-hoa.org/Architecture.asp>

Wet summer weather is causing the weeds to grow like gangbusters. Since weeds and trash cans are the top violations of our Covenants, Conditions and Restrictions (CC&Rs), you may want to check your yard to avoid a friendly reminder letter from our property management company.

The Sunwest HOA Board of Directors is naturally concerned about the appearance of, and quality of life in, our neighborhood. However, it is not the Board's job to go around policing the neighborhood for CC&R violations. In fact, that is the job of our property management company, Realty One.

Realty One does drive-by inspections on a regular basis, and writes up violation letters that are sent to homeowners. For a first offense a warning letter is sent with no fine. If the violation is not corrected by the next inspection, or is repeated within six months, a first fine letter is sent out along with a fine for \$25. Repeated uncorrected violations accumulate larger fines.

If you believe you have received a violation letter in error, you can appeal the letter here: <http://sunwest-hoa.org/Enforcement.htm>

**Third quarter HOA fees are due July 1st. Need to catch up?
Realty One accepts Master Card, Visa and American Express,
and can take your payment over the phone:
303.237.8000 ext. 306**