



HOMEOWNERS ASSOCIATION

Fall 2010 Newsletter

Sunwest Board of Directors:

President: Mike Lorenzo

Vice President: Kelly Dermody

Secretary: Kristaphor Shahinian

Treasurer: Sandalphon

Architectural Chair: Joseph Mellblom

Committee Members:

Community Coordinator: Erin Black

Social Committee:

Amy Amore and Rachel Bates

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 October 21st (Thursday) at 6:30 p.m. at 325 Conrad Drive.

Contact Info:

Countryside Asset Management Corporation (CSAMC)

Holly McElhaney 303-530-0700 x119

hmcelhaney@csamc.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.

Annual Meeting in November

Sunwest residents will receive a letter during the last week in October to remind them about the Annual meeting that is scheduled for Wednesday, November 17th, starting at 6:30 p.m. in the Mitchell room of the Erie Community Center (just down the street at Erie Parkway and County Line Road). Along with the reminder letter you will receive a proxy form and an absentee ballot. If you cannot attend the meeting, please send in the proxy form and absentee ballot. We need your proxy to conduct the annual business for Sunwest HOA.

New Elementary School

If you were wondering what all that construction just north of Sunwest on Meller is about, it's for a new elementary school. You can find out more information about elementary school # 26 here:

<http://e26.stvrain.k12.co.us/>.

Tree and Lawn Care

Fall preparation of your yard is almost as important as the spring preparation. Lawn aeration and fertilization strengthens root growth and turf development for a healthier greener lawn in the spring. Fall is also a good time to fertilize your trees, and to treat trees that are suffering from disease or insects. Common tree diseases around here include Aspen leaf fungus, and bark scale, Ashes are prone to bore insects, and Maples are prone to iron deficiency. Consult your local nursery for appropriate treatments.

Time to Trim the Tree

No, we're not talking about the Christmas tree. We're talking about the trees and bushes around our neighborhood that are extending into the path of the sidewalks. It is a Town of Erie code and a Sunwest CC&R code to keep the sidewalks clear of overhanging branches (8 feet is the required height clearance) and bushes. Get out the pruning shears and take care of those trees before

Continued on next page...

Holly comes calling with a friendly reminder letter.

Reminders for Fall Weather

Weeds never give up, never surrender. Weeds are the most common HOA Covenants violation (perhaps in a tie for first place with trash cans being left out in sight). You can avoid that reminder letter from CSAMC by pulling them before they get big enough to notice.

Sprinkler systems need to be drained (blown out) before the first hard freeze, usually by mid-October. Last fall the sudden hard freeze resulted in a number of anti-siphon/back pressure valves bursting due to frozen water.

The Town of Erie code requires sidewalks be cleaned of snow within 24 hours after a snow fall. The Town does not specify a minimum amount of snow. If you can see it on the sidewalk it needs to be cleaned off.

Homeowners Information on the Web

There is a new Web page on the Sunwest HOA Web site. You can find it here: <http://sunwest-hoa.org/Homeowners.htm> and it has a list of local services, such as plumbers, roofers, lawn care, pest control, etc. that have each been recommended by Sunwest homeowners. If you are happy with a local service provider, and they are not already on the list, please send an update to president@sunwest-hoa.org so we can add that service to the list for the benefit of your neighbors.

EVERYTHING YOU WANTED TO KNOW, BUT WERE AFRAID TO ASK, IS ON THE SUNWEST WEBSITE

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 [Hearing](#) 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 Click Here!](#)"

Send questions or comments for the Board to president@sunwest-hoa.org.



Fourth quarter HOA fees of \$145 are due October 1st. Please use your blue coupon sheet or automatic checking debit when making a quarterly assessment payment.