



# HOMEOWNERS ASSOCIATION

## Spring 2011 Newsletter

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### Sunwest Board of Directors:

**President:** Mike Lorenzo

**Vice President:** Kelly Dermody

**Secretary:** Kristaphor Shahinian

**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 20<sup>th</sup> at 6:30 p.m. at 325 Conrad Drive.

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### Contact Info:

#### MSI LLC (Property Management Company)

Sherry Buchanan, CMCA 720-974-4185

[SBuchanan@msiho.com](mailto:SBuchanan@msiho.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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### Spring Painting and Projects

Sunwest HOA requires homeowners to request and obtain approval from the Architecture Control Committee (ACC) before starting any exterior house painting or other major improvements or renovations to their property. The process is simplified by using the online request form found here: <http://sunwest-hoa.org/Architecture.asp>. If for some reason the online form is not working, you can print out this form: <http://sunwest-hoa.org/Architecture.pdf> fill it out and drop it off in the letter drop box at the front door of 325 Conrad Drive. Paint color sample cards and/or drawings and detailed plans of fences and other architecture projects should also be dropped off at the letter drop box at the front door of 325 Conrad Drive.

If you are thinking about planting trees, some good information about local tree species is found here:

<http://sunwest-hoa.org/trees.pdf>.

### Reminders for Spring Weather

Dog owners are required to clean up their dog's poop anywhere within the Sunwest subdivision, not just the Tot Lots. For further guidance, look in the Pets section of the [Rules and Regulations](#). For dog owner's convenience, there are plastic bags available at the Tot Lots to collect doggy doo. Also be mindful that your neighbors may be enjoying the warmer weather by leaving their windows open. Barking dogs are a nuisance and may result in a call to the Erie police at 303-926-2821.

It's time for weeds to start popping up all over. 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 MSI by pulling them before they get big enough to notice.

### Spring Winds Cause Wrong Kind of Recycling

Please keep in mind the strong winds that can blow your recycling into the next county. If it is windy out, or the weather report predicts high winds overnight, please try to keep your recycling inside until the morning of the pickup. Since pickups can occur as early as 7 a.m. it can be a

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problem if you're not an early riser. However, if you can avoid having your recycling blown away, it is a nice thing to do.

### **Your Proxy is Needed!**

Now that Sunwest HOA is well into its second decade a lot has changed since 1998. Since then Colorado passed SB-100 and SB-89 into law governing HOAs. The Sunwest developer disappeared after selling the last Lot. And families have gotten busier than ever. The original CC&Rs and Bylaws were written by the developer for the advantage of the developer over the homeowners. Since the developer is gone, all those sections that were written for the developer no longer apply. Meanwhile the difficulties imposed on the homeowners by the developer remain. This is why the HOA Board of Directors began a project in 2009 to rewrite the CC&Rs and Bylaws to bring them up to date. The Board voted to approve the proposed revised CC&Rs and Bylaws, and now it is up to the rest of the homeowners of Sunwest HOA to vote to ratify the new CC&Rs and Bylaws so they can go into effect. It will take 67% of the Sunwest homeowners to approve the new CC&Rs and Bylaws before they can replace the originals. The process of voting to approve the proposed revised CC&Rs and Bylaws is by a special proxy form that must be signed and dated by the homeowner. You can find the proxy form here: <http://sunwest-hoa.org/Proxy to Approve Revised CC&Rs and Bylaws.pdf>. You can find the proposed revised CC&Rs here: <http://sunwest-hoa.org/Proposed Revised CC&Rs.pdf>. You can find the proposed revised Bylaws here: <http://sunwest-hoa.org/Proposed Revised Bylaws.pdf>. Please print out the proxy form, sign and date it, and drop it off in the letter drop box at the front door of 325 Conrad Drive.

### **Newsletter Is Electronic (as are Alerts and News)**

You may have noticed this newsletter was distributed electronically by email as a link to the newsletter on our Web site: <http://sunwest-hoa.org/Newsletter.pdf>. If your neighbor's email address is not already in the Sunwest residents email list, you might encourage them to go to: [http://sunwest-hoa.org/Residents\\_Email.asp](http://sunwest-hoa.org/Residents_Email.asp) and add their email address so they can be informed of HOA alerts and news.

### **EVERYTHING YOU NEED 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 [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 Click Here!](#)"

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.**