



# SUNWEST HOMEOWNERS ASSOCIATION

## Fall 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:** Tom Brady

### 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 15<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@msiho.com](mailto:CAalcon@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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### Sunwest HOA Fees Due October 1st

4<sup>th</sup> quarter HOA fees are due October 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.

### Speaking of HOA Fees

Sunwest HOA fees for 2013 will remain the same at \$140 per quarter. The HOA Board works diligently to keep costs down while maintaining services so your fees don't go up. You should receive a new 2013 payment booklet in the mail sometime in December. If your booklet does not arrive on time please call Christopher Alcon at MSI, 720-974-4129, so he can have a replacement booklet sent to you.

### Prepare for Fall Weather

Besides the usual trimming of trees and raking of leaves, don't forget to shut down and winterize your sprinkler system before the first hard freeze. A couple years ago we had a surprise hard freeze in the middle of October that caused a lot of damage to sprinkler systems that had not been drained yet.

### Keep a Watchful Eye Out for the Holidays

With all the activity surrounding the holidays it is easy for vandals and other ne'er do wells to make mischief during this time of year. Our Neighborhood Watch Coordinator reminds you to make the call when you see suspicious activity happening in our neighborhood. Erie Police dispatch can be reached at 303-441-4444.

### Keep a Watchful Eye Out on the Sidewalks

The Board continues to receive complaints from homeowners who find dog poop on their sidewalks

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and yards. This is a violation of the Sunwest CC&Rs and a violation of the Town of Erie ordinances. Dog owners must keep their dogs under control when off their property and must bag any dog poop their dog deposits when off their property.

### **Keep a Watchful Eye Out for Wildlife**

The Board has recently received a number of reports of raccoons inside Sunwest. They are usually drawn to suburban neighborhoods by easy access to food. Specifically they will eat any dog or cat food that is left outside for pets. Raccoons will go right into your garage to eat food left out for Fido. They can be very aggressive and can kill or injure cats and dogs in a fight. To keep them at bay keep your pet food inside the house. Here's what the Colorado Department of Wildlife has to say about raccoons:

- Screen chimneys and repair attic holes to prevent entry.
- Remove overhanging branches to cut off easy access. You can also place an 18-inch cylinder of sheet metal around the trunks at least 3 feet above the ground.
- Make sure garbage and trash containers have tight-fitting lids and are clasped or tied to keep raccoons from tipping them over.
- Never feed raccoons.

### **Has Your Trash Container Seen Better Days?**

If you have a broken trash or recycling container you can call Waste Connections at 303-665-6811 (press 1 for customer service) and they will arrange to replace your broken container with a new one at no charge to you. You just need to schedule one of the regular pickup days with customer service, and then leave your broken container out by the street after that pickup. Waste Connections will come by later to replace it. Just be sure you know which day they are going to do the replacement. It may not be the very next collection day after you call.

### **You Can Get All the Information You Need About Sunwest HOA on our 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).

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