



HOMEOWNERS ASSOCIATION

Summer 2012 Newsletter

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 July 16th at 6:00 p.m. at 325 Conrad Drive.

Contact Info:

MSI LLC (Property Management Company)

Christopher Alcon, CMCA 720-974-4129

CAalcon@msihoq.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.

Sunwest HOA Fees Due July 1st

3rd quarter HOA fees are due July 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.

Ease Off of Utility Easements

Sunwest has experienced a number of power outages recently. Some of these were due to failure of Xcel Energy equipment on Sunwest property. Homeowners should know there is a six foot easement along all property lines, and an eight foot easement along property lines that have utility boxes along that property line. These easements must be kept clear of structures such as utility sheds and obstructions such as bushes and trees. Utility workers must have access to service their equipment at any time of the day or night, whether the homeowner is home or absent. The most recent outage occurred due to a homeowner who allowed an Xcel Energy transformer to be landscaped over with dirt and had trees planted around the transformer. Eventually this abuse caused the unit to fail. This homeowner had so many trees planted in the easements that Xcel Energy had to access the faulty transformer by going through the next door neighbor's yard. This is an extreme example of a homeowner disregarding the utility easements, but it is a wakeup call for the rest of us to check any utility equipment on our property and make sure it is accessible to utility workers in case they need to service it.

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

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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.

Speaking of Easements, How About Those Sidewalks?

Be nice to your neighbors and make sure your sidewalks are clear of overhanging branches or of bushes or flowers that extend into the walkway. The Town of Erie code enforcement says sidewalks must be clear up to a height of eight feet. If a six foot six person can walk down the middle of your sidewalk, and not get his hat knocked off, you won't be bothered by a friendly reminder letter from MSI, our property management company. If, however, there are obstructions on your sidewalk don't be surprised by that letter.

The Mosquitoes are Coming! The Mosquitoes are Coming!

Sunwest has a lot of concrete drain pans crisscrossing many of the properties in the neighborhood. If there is a drain pan on your property please make sure that it is not holding water due to an accumulation of dirt or leaves. Standing water is just what mosquitoes need to make more mosquitoes.

Fireworks Banned in Colorado This Year (that includes Sunwest)

This is from the June 26th edition of the Denver Post: "Colorado Gov. John Hickenlooper today signed a ban on open burning and private use of fireworks statewide because of the dry conditions and high fire danger."

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.

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