



HOMEOWNERS ASSOCIATION

Fall 2013 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: Thomas 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 15th at 6:00 p.m. at 325 Conrad Drive.

Contact Info:

MSI LLC (Property Management Company)

Christopher Alcon, CMCA 720-974-4129

CAalcon@msiho.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 October 1st

4th 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 2014 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 2014 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, or even better let him know by email, calcon@msiho.com, 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 few 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.

Democracy Begins at Home

You will be receiving a letter about the Annual meeting for Sunwest HOA, along with proxy ballots, near the beginning of November. The meeting will be located at the Erie Community Center in the Lehigh Room on November 18th, starting at 6:00 p.m. If you cannot attend the meeting in person please be sure to send in or drop off your proxy vote for the Board to conduct the Annual meeting business, and also the mail-in ballot for election of new Directors for the

Board. Your participation is the key to having an effective and informed Board of Directors to serve the HOA.

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 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.

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.

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.