



SUNWEST HOMEOWNERS ASSOCIATION

Spring 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 April 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.org

Waste Connections (Trash & Recycle)

303-288-2100

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 is NOT Sunwest North

Everyone in Sunwest has noticed the excavation happening on our northern border. The new development is called Sunwest North and is planned for a total of 110 single family homes. The first stage will be 20 homes located in the corner across the ditch from our Sanders Circle Tot Lot. The developer, D R Horton, has caused some confusion by using the name "Sunwest" to advertise the new subdivision. Sunwest North is not related to, represented by, or endorsed by Sunwest HOA. We have asked D R Horton to use their own name "Sunwest North" on their advertising to avoid confusing the public.

Dog Owners Must Clean Up After Fido

Dog owners are required to bag and properly dispose of any doggie droppings their dog leaves outside of their personal property. This is especially true when your dog poops on a neighbor's yard.

Spring Has Sprung, and So Have the Weeds

Weeds are right up there with trash containers as the most common CC&R violations. Be sure to keep those weeds (and trash containers) under the radar to avoid that friendly reminder letter from MSI.

Spring Leads to Thoughts of Home Improvement

Whether it is exterior house painting or landscaping or anything that changes the appearance of your property, you need to submit an Architecture request to the ACC and get approval before starting work. You can find out how to do that here: <http://sunwest-hoa.org/Architecture.asp>.

Spring is the time for Spring Cleaning

When sorting out what stays and what goes, keep in mind that "free" furniture and appliances should not be placed on the curb for more than a few

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days. If your neighbors want them, the items will disappear fast. If that “free” item is still there after a few days, take it to the local thrift shop where someone will be glad to have it.

Also, be aware of your surroundings when thinking about storing old junk in the backyard. If it is in plain sight of your neighbors they might not appreciate the view as much as you do.

Where the Wild Things Are

They may be right there in your yard. Remember that rabbits, pigeons and squirrels are wild animals, even if they have gotten used to having humans around. Be aware they may be looking to nest inside your attic or around the foundations of your house.

Sunwest HOA Fees Due April 1st

2nd quarter HOA fees are due April 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.

You Can Get 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.



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.