



# HOMEOWNERS ASSOCIATION

## Summer 2013 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:** 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 July 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@msihoq.com](mailto:CAalcon@msihoq.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 July 1st

3<sup>rd</sup> 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.

Having trouble remembering when to send in your payments? Your bank may offer online bill payments that you can setup to send out the quarterly HOA payments automatically. Just use the address on your payment coupons as the place to send the payments, and use the account number located above your name in the upper left hand corner of the coupon as the identifying account number.

### 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.

Just a reminder, the usual pickup days for trash and recycling are Tuesdays. You can leave the containers out on the street starting Monday evening for that early morning pickup. The containers should be removed out of sight from the street by Tuesday evening. If containers are still visible from the street after 10:00 a.m. Wednesday you may get a warning letter from MSI. Some Monday holidays will result in the

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schedule being delayed 24 hours, from Tuesday to Wednesday. You can see those scheduled Wednesday pickup weeks on the Sunwest calendar found here: <http://sunwest-hoa.org/2013Calendar.htm>.

### **Time to Trim Those Trees (and Bushes)**

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. MSI will start writing violation letters for trees and bushes blocking or encroaching onto sidewalks in the next few weeks.

### **Keep the Wild Animals Wild**

Rabbits, squirrels, and birds are wild animals even though they live in your backyard. Make sure they don't start living in your house (attic or crawl space) by not encouraging them with food left outside for your dogs and cats. Sunwest has a population explosion of rabbits this year. While they may look cute, they can eat up your garden, and even eat the wiring in your car parked out on the street. Don't believe me? Check out this article on rabbits disabling cars in Denver: <http://denver.cbslocal.com/2013/01/25/rabbits-wreaking-havoc-on-cars-at-dia/>. Also, we have a large squirrel population, and the squirrels would like nothing better than to move into your attic.



### **Fourth of July Fireworks**

Sunwest HOA allows the same fireworks that are permitted by the Town of Erie Municipal Codes 6-10-1: Fireworks. Please be aware that bottle rockets are illegal and are therefore a violation of Sunwest HOA Rules and Regulations. Also, be aware that it is a violation to block any of the streets in Sunwest, either completely or partially blocking traffic.

### **Sunwest Summer Party**

Sunwest HOA is planning another party this summer that we hope will be just as much fun as the one we had last year. Thomas Brady is organizing the event and I'm sure he would

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appreciate any volunteer help you might be willing to contribute. You can reach Tom at [secretary@sunwest-hoa.org](mailto:secretary@sunwest-hoa.org). The tentative date for this year's party is Sunday, August 18th.

### **Fender Bender Prevention**

Be aware of the restricted sight lines at the turn where Hoffman Drive becomes Stockton Drive in the southeast corner of Sunwest. Especially when cars are parked on both sides of the street it is too narrow for two-way traffic going faster than 15 mph. Be sure to slow down when you approach that turn to avoid a fender bender.

### **Watering During a Drought**

While Erie has not yet restricted watering, it never hurts to practice good water conservation. If you are watering during the day, or during high winds, you are wasting water due to evaporation. Set your sprinkler system to water during the evening, night, or early morning, not during the middle of the day, and do your part to conserve water.

### **Sunwest Social Networking**

Barrett Davis has volunteered to setup a social networking site on Nextdoor for the Sunwest community. Barrett says you can download a free iPhone app here: <https://sunwesterieco.nextdoor.com/mobile/>, and you can use this Web link to get your own account within the Sunwest Nextdoor site:

<https://nextdoor.com/invite/daqfzxbhzttaagcgpwz>. According to Barrett our Web page within nextdoor.com (which will expire if we don't get more people to sign up) is: [https://sunwesterieco.nextdoor.com/news\\_feed/](https://sunwesterieco.nextdoor.com/news_feed/).

Please feel free to try out this social networking experiment. To quote Barrett, "I think that it may have some potential to bring our neighborhood a little closer together and facilitate neighborhood watches, garage sales, picnics, etc."

### **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).

***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.***