



# SUNWEST HOMEOWNERS ASSOCIATION

## Spring 2014 Newsletter

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### Sunwest Board of Directors:

**President:** Mike Lorenzo

**Vice President:** Kristaphor Shahinian

**Secretary:** Sandalphon

**Treasurer:** Sandalphon

**Architectural Chair:** Joseph Mellblom

### Committee Members:

**Neighborhood Watch Community**

**Coordinator:** Sandalphon

### 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 21<sup>st</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 Town of Erie code violations:

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 April 1st

2<sup>nd</sup> 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.

### Trash and Recycling Notes

Please be mindful that trash and recycling containers can be placed in view from the street only during the time window starting the evening before collection day and ending the morning after. Typically this means starting Monday evening and ending Wednesday morning. Containers visible from the street at other time are a violation and can result in a violation letter. Keep in mind we can get high winds during trash/recycling collection days, so use some common sense to make sure that your trash/recycling does not end up littering the neighborhood.

Recycling information can be found here:

<http://sunwest-hoa.org/Recycling%20Guidelines.pdf>.

### Rinse Before Recycling

Before putting recycled food containers into the recycling bin, please be sure to rinse out any remaining food from the container. This is especially important for dairy products like milk and yogurt. If you believe the water used in rinsing out the container is more important than recycling the container, then throw that dirty container into the trash. Leaving food residues in recycled containers results in smelly recycling bins and more importantly results in very unpleasant and unhealthy working conditions for the people who work at the recycling sorting facility.

## **Spring is Here**

Now is the time to think about getting your sprinkler system prepped for the new season. Also, weeds are already popping up. Be sure to get them before they get noticed by MSI and result in a friendly reminder letter. Spring is the time people think about house painting and landscaping projects. If you keep the same external house paint colors then you don't need to submit an ACC request. If you want to change your external house paint colors, or want to do some landscaping improvements, install fences or decks or sheds, be sure to submit an ACC request form and get approval before starting any work. The ACC request form is found here: <http://sunwest-hoa.org/Architecture.php>.

## **Suburban Composting**

While composting is not strictly forbidden by the Sunwest CC&Rs it must be done carefully so as not to violate the rules against unsightly or nuisance activities. Any compost pile must be kept out of sight from the street, and it must not produce noxious odors. If your compost pile offends your neighbors you are in violation of the CC&Rs and the Rules and Regulations and you will be issued a violation and possible fines for non-compliance.

## **Sunwest Perimeter Fence Painting**

Over the next few weeks you may see people working to prep and paint our perimeter fence along Erie Parkway and Meller Street. This is part of the regularly scheduled maintenance of the fence. Keeping the fence painted keeps it from deteriorating prematurely, which reduces the cost of replacing the fence over time. Homeowners with yards adjacent to the fence were notified by letter to have the side of the fence facing their property cleared of any vegetation or structures that would impede the fence maintenance. If you have any questions about the painting you can call the painter, William Frates, at 720-290-3513.

## **Bag That Poop**

Sadly there are still incidents of homeowners finding dog poop in their yards or sidewalks. Dog owners are required to bag any droppings by their pets outside of their own property. Plastic "doggy bags" for that use are provided at the Tot Lots. This is also true for the common area lawns where people are justifiably angry when they step on dog poop that was left there by dogs running off the leash. The Town of Erie has a leash law that also applies to the Sunwest neighborhood.

## 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](mailto: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.**