



HOMEOWNERS ASSOCIATION

Summer 2014 Newsletter

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 21st 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 Town of Erie code violations:

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.

Special Rabbit Issue

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.

Why Rabbits Are a Problem

Bunnies may look cute, but when they damage lawns and gardens, and dig their way under structural foundations, they become a very real problem. Flower and vegetable gardens are eaten down to the ground. Rabbits will sit on one section of lawn until the grass turns brown from over-grazing and from the raw manure left behind by the rabbit. Homeowners are understandably upset when brown patches appear in their lawns due to rabbits. Unfortunately the rabbit population has exploded over the past few years due to a lack of natural predators and an abundance of lush green grass around the neighborhood. Eventually you can expect to see foxes and coyotes around the neighborhood as the predators are forced to come into proximity with people in order to find their food (the rabbits). This will be a problem for cats and small dogs in the neighborhood.

What Does the Dept. of Wildlife Say?

According to the Colorado Department of Parks and Wildlife, rabbits are considered nuisance wildlife. That means property owners are allowed to shoot or trap rabbits on their property without a permit. Once a rabbit is trapped the Department of Wildlife recommends killing the rabbit using one of the humane methods for harvesting meat rabbits that you

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can find on the internet. Relocating rabbits from one property to another is only allowed under the following conditions: the relocation occurs within 10 miles of the original location, the property owner has given permission for rabbits to be relocated on their property, and the Department of Wildlife is notified in advance of the relocation.

What Does the Town of Erie Say?

The Town of Erie Municipal Ordinances regarding shooting within the Town limits are:

6-3-2: DISCHARGING WEAPONS:

A. Firearms: It shall be unlawful for any person to discharge firearms of any kind or description within the limits of the town; provided, however, that this shall not apply to police officers acting within the scope of such officers' authority and within the performance of such officers' duties or at a place of business licensed by the town to operate an indoor or outdoor firing range.

B. BB Guns: It is unlawful for any person to recklessly or with criminal negligence discharge any BB gun.

6-3-3: UNLAWFUL USE OF WEAPONS:

It is unlawful to:

A. Pointing Weapons: Knowingly and unlawfully point a loaded or unloaded firearm or gas operated or mechanically operated gun in the direction of another person.

While the Town of Erie Municipal Ordinances shall be enforced, no-one can claim that shooting a BB gun within the confines of your own closed garage, or within the confines of your own closed basement, is either reckless or criminally negligent.

The Erie Police Department says homeowners are allowed to trap nuisance rabbits on their property.

Is Trapping Rabbits Effective?

For some time we tried to trap rabbits using a Havahart model # 1078 "rabbit sized" trap using pieces of apple and lettuce. After four weeks we had trapped only one rabbit. This is not an effective strategy. Then we heard that rabbits were being trapped successfully using a larger trap and adding pieces of banana to the bait. We tried using a Havahart model # 1079 "raccoon sized" trap using pieces of banana, apple, carrot, and lettuce placed in the very back of the trap. We trapped five rabbits in seven days. This is an effective strategy. Of course, having only one trap like that in Sunwest will have as much effect on the total rabbit population as would using a bucket to empty the ocean. It will take a number of traps placed throughout the neighborhood in order to make a significant reduction in the rabbit population. Those homeowners who do put out traps will see a reduction in rabbit caused damage on their property so they will gain some benefit for the effort.

There are a number of suggested techniques found on the internet for keeping rabbits away from your lawn and garden. You are welcome to try them. While the effectiveness of those

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techniques appears to be hit or miss, the practice of trapping and removing rabbits is known to be effective.

What Can I Do if I Don't Want to Trap Rabbits?

Understandably, many people may find trapping rabbits to be too upsetting to put into practice. However, you can still contribute to the effort to keep down the rabbit population by keeping an eye open for rabbit breeding burrows and nests on your property. Young female rabbits often have litters in open nests that are hidden from sight by bushes and underbrush. More experienced rabbits dig a burrow and build their nest underground to provide better protection for the nest. If you see a rabbit nest on your property dispose of it the same way you would lawn clippings, or branch trimmings, or other dead vegetation. If you see a rabbit hole or burrow fill it in immediately before the rabbit can build a nest and have a litter.

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.



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.