



# HOMEOWNERS ASSOCIATION

## Fall 2017 Newsletter

### Sunwest Board of Directors:

**President:** Joseph Mellblom

**Vice President:** Margaret Chidlaw

**Secretary:** Sandalphon

**Treasurer:** Sandalphon

**Member at Large:** Donna El-Hehiawy

### Committee Members:

#### Architecture Control Committee (ACC)

**Chair:** Joseph Mellblom  
Margaret Chidlaw  
Sandalphon

#### Social Committee

**Chair:** Donna El-Hehiawy

#### 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 October 16<sup>th</sup> at 6:30 p.m. at 325 Conrad Drive.

### 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

**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.

### Sunwest HOA Fees Due October 1<sup>st</sup>

4<sup>th</sup> quarter HOA fees are due October 1<sup>st</sup>. 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 2018 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 2018 payment booklet in the mail sometime in December. If your booklet does not arrive on time please email or call Christopher Alcon at MSI (his contact info is in the sidebar) so he can have a replacement booklet sent to you.

### Sunwest Neighborhood Watch

Homeowners are reminded to call 911 in the event of an emergency. To report barking dogs, vandalism or a crime in progress (non-emergency) call police dispatch at 303-441-4444. To report Town of Erie code violations, or other police business call Erie PD at 303-926-2800 during normal business hours.

### Sunwest Best Holiday House Contest

Sunwest HOA is holding a best-decorated house contest for Halloween and for Christmas. Winners will receive a \$20 gift certificate. Our Social Committee Chair, Donna El-Hehiawy, is coordinating the contest.

### Get Ready for Cold Weather

Be sure to shut down and winterize your sprinkler system as the weather begins to cool, to prevent damage to the system during the first freeze. Once snow falls, please remember that you're required to shovel your sidewalks within 24 hours.

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## Peaceful Enjoyment of Your Property

One reason for having CC&Rs and Rules and Regulations is to allow homeowners to have the peaceful enjoyment of their property. If you are being disturbed by loud noise or bright lights or other disturbances, particularly during the quiet hours of 10:00 p.m. to 6:00 a.m., you can send a complaint to [president@sunwest-hoa.org](mailto:president@sunwest-hoa.org). If the disturbance needs immediate attention call Erie police dispatch at 303-441-4444.

## Short-Term Rentals are Prohibited

Sunwest CC&Rs allow a homeowner to lease their single-family home to a single-family for a minimum lease duration of six months. Short-term rentals of less than six months are not allowed and are subject to the same enforcement policy as any other CC&R violation.

## Scoop That Poop

Dogs on leashes are welcome in Sunwest's parks and common areas, but dog owners are responsible for ensuring the parks and common areas are clean and safe for other visitors. Please bag your dog's waste and deposit it in a trash can, or carry it back home. Waste bag dispensers and trash cans are located at both parks, and bags are free. If you see people ignoring those rules please report it to [president@sunwest-hoa.org](mailto:president@sunwest-hoa.org) along with any supporting information so we can try to reduce those incidents.

## Sunwest HOA Needs You!

The Sunwest HOA Annual Meeting & elections are coming up at 6:30pm on November 20th, and will be held at the Lehigh Room in the Erie Community Center.

Interested in serving on the 2018 Board of Directors? Come to the October meeting and introduce yourself to the nominating committee!

Meeting details & proxy ballots will be mailed to all homeowners in early November. It's important that you either attend or provide a proxy ballot to ensure that we have enough votes to conduct business and elect a Board. Your participation is the key to having an effective and informed Board of Directors to serve the HOA.

## 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 [Hearing](#) 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).

**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.**