



HOMEOWNERS ASSOCIATION

Spring/Summer 2025 Newsletter

Sunwest Board of Directors:

President: Chad Bowerman
president@sunwest-hoa.org

Vice-President: Margaret Chidlaw

Secretary: Sandalphon

Treasurer: Sandalphon

Member at Large: Donna El Hehiawy

Committee Members:

Architecture Control Committee (ACC)

- **Chair:** Margaret Chidlaw
- **Members:** Donna El-Hehiawy, Sandalphon, Chad Bowerman

Social Committee

- **Chair:** Donna El-Hehiawy
- **Members:** Margaret Chidlaw, Sandalphon, Chad Bowerman

Neighborhood Watch Community

- **Coordinator:** Sandalphon

Other Contact Info:

MSI LLC (Property Management Company)

April Ballinger, (720) 974-4199, aballinger@msiho.com

Erie Police Dispatch: 303.441.4444

HOA President: president@sunwest-hoa.org

HOA Architecture Committee: architecture@sunwest-hoa.org

Sunwest Website: <https://sunwest-hoa.org>

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 Board meetings monthly, typically on the 3rd Monday of the month. Advance emails with logistics are provided to HOA members.

IMPORTANT-DOGS MUST BE ON A LEASH!!!

TOWN OF ERIE ORDINANCE

Please ensure your dog is on a leash when walking.

This is not only HOA policy, but a Town of Erie ordinance.

All violations will be reported to the Town of Erie Police Department.

Sunwest HOA Fees Due Quarterly

Quarterly HOA fees are due:

- January 1st (\$205.40)
- April 1st (\$205.40)
- July 1st (\$205.40)
- October 1st. (\$205.40)

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 8%, so it pays to get your payments in on time.

Notices & Letters

If you receive a notice or letter from MSI, please reach out to them to discuss the topic. The goal is to open up a communication path to ensure action and bring the matter to closure.

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 residents are the eyes and ears of Sunwest HOA. If you are aware of a violation of the CC&Rs or the Rules and Regulations please send an email to president@sunwest-hoa.org with details of the violation, and a letter will be sent to the offending party.

Summer Lawns Need Water

We applaud water conservation efforts, but homeowners still need to keep their lawns from turning brown. Sunwest HOA uses a weather monitoring system to reduce the amount of watering on the common areas by around 25%. The lawns are not emerald green, but they are not brown. Try to strike a balance to use the minimum amount of water without letting your lawn turn brown.

Keep Weeds and Trash Cans Out of Sight

This time of year, weeds and trash cans are the most frequent CC&R violations. Keep the weeds down and the trash and recycling carts out of sight on non-collection days and avoid those annoying violation letters

Summer Yard Work

Summer is a good time to take care of the yard work you were putting off last winter and spring. Don't forget the trees and bushes in your yard need to be trimmed if they extend into the space above the sidewalks. The Town of Erie requires sidewalks have an 8-foot clearance above the ground free of tree limbs or other obstructions. Sunwest HOA has similar requirements so check out your trees and make sure they do not extend into the sidewalk space. That goes for ground cover that is creeping onto the sidewalk. Ground cover and bushes needs to be trimmed back off the surface of the sidewalk.

Keep Rover on a Leash, and Scoop That Poop

The Town of Erie and Sunwest HOA require dog owners to keep their dogs on leashes when off the owner's property. This is to protect those people who are afraid of dogs, and to protect dogs from accidents that can happen when they are running loose. Most dog owners in Sunwest are responsible and pick up after their dog. Unfortunately there are still a few bad apples that let their dogs roam the neighborhood and poop in their neighbor's yards. If you see that behavior please report it to president@sunwest-hoa.org along with any supporting information so we can try to reduce those incidents. Doggy-doo bag dispensers are located at the Tot Lots. Please bag your dog's doody if it goes outside of your yard. To use a bag, make a fist then turn a new bag inside out covering your fist and lower arm. Use the bag like a glove to pick up the dog-doo then pull the bag over your fist to trap the doody inside the bag. Then drop the bag in the trash, or even better drop the doody (minus the bag) into the toilet at home and flush it down. Doggy doo like human doo belongs in the sewer not in the trash. If

the doggy-doo bag dispensers are empty send an email to president@sunwest-hoa.org and we will ask the landscaping company to refill the dispensers.

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.

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 <https://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.