



# SUNRIDGE 2 TIMES

A QUARTERLY REVIEW

Fall 2013

Volume 1, Issue 3

## IMPORTANT STUFF

### Property Manager:

### Avon Property Management

**Jeff Lineback**

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[www.sunridge2.com](http://www.sunridge2.com)

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### Accountant:

### Spaeth and Company

970-328-2593

[www.spaethandco.com](http://www.spaethandco.com)

### Mailing Address:

PO Box 2621  
Avon, CO 81620

### Physical Address:

1050 (A-E) & 1061 (F-R)  
W. Beaver Creek Blvd.  
Avon, CO 81620

## Recycling To Start October 1st

Here is a guideline for the containers:

### 1: NEWSPAPER AND OFFICE PAPER

Place loose newspaper, including inserts and office paper in the bin. **No** phonebooks, magazines, junk mail, cereal boxes cardboard or day-glow paper.

### #2: CO-MINGLED GLASS, PLASTICS (#1-6) AND ALUMINUM

**Glass:** please remove lids and rinse the bottles and jars. All colors of glass are currently accepted. No ceramics, light bulbs, plate glass or glassware.

**Aluminum Cans:** All aluminum or steel food cans. Please rinse and flatten.

**Plastics:** Please rinse and remove lids. Flatten large containers. Acceptable plastic containers will have a recycling stamp on it like the chart below. **No plastic grocery bags.**



Thanks to everyone for your input regarding recycling at Sunridge.

On October 1st, there will be three recycling stations on property. One on the east (A-E) side and two on the west (F-R). Each station will have one container for plastics and aluminum and a second container for papers. They will be located near each trash building.

Please do not put plastic bags in the containers, as they cannot be recycled. They can be re-used, so please put the plastic bags in the round holder hanging on the wall in each trash area. These bags are funneled to the dog stations and used to pick up poo.



## Annual Meeting December 7th

Sunridge will hold our annual meeting on December 7th at 5:30 pm in the Avon Town Hall Council Chambers.

All owners will receive a mailing that will include a proxy for you to fill it if you cannot attend. This is very important, as we need a as many owners or proxies on had to conduct the meeting. Please help save money by sending your proxy in!

## Safety Inspections To Start In October

We will need to inspect all units this fall as part of our now annual safety inspection. Notes will be put on doors for the dates we will be in your building. We will check for a smoke detector, fire extinguisher and any water damager or other safety related issues, This will take about 10 minutes and is mandatory.

There are still over 100 units that we do not have keys for and all of these owners will be giving a warning for violating this rule. The warning will give owner's until December 7th to submit a key to management or fines will be issued until compliant.

We will also treat all ground floor drains with their semi-annual application of drain cleaner.

## Rules Reminder

Please remember the following rules:

- ⇒ No smoking in hallways or entry ways
- ⇒ You must contact the manager to get permission to install a satellite
- ⇒ Nothing (including bikes) can be hung from the balconies
- ⇒ Register overnight guests by calling 970-376-4977. Please leave all requested information
- ⇒ Music cannot be heard from your unit at anytime

# Sunridge at Avon



PO Box 2621, Avon CO 81620  
970-949-1267 fax 970-949-1287  
www.sunridge2.com

## Sunridge at Avon II Board of Directors

We would like to thank the following owners for volunteering their time and dedication to making Sunridge at Avon II a better place:

### President

Steve Lay  
president@sunridge2.com

### Vice President

Emily Bee  
vpbee@sunridge2.com

### Treasurer/Secretary

Rich Barnes  
treasurer@sunridge2.com

Also:

Nick Antuna  
nick@sunridge2.com

Jonathan Rosman  
Jonathan@sunridge2.com

Dennis Havlik  
dennis@sunridge2.com

Mark Luzar  
mark@sunridge2.com

### Upcoming BOD Meeting Dates

*Annual Meeting, December 7th  
2013*

All times are 5:30 pm and location will be in the Avon Town Council Chambers. Please contact the manager if you plan on attending.

## Rules and Regulations Updated!

*At the September 16th Board Meeting, the board unanimously approved the following amendment to the rules and regulations:*

### **8. Patios and Balconies**

- A. No occupant shall store, display or dispose any items or material on any patio or balcony other than (1) outdoor furniture intended for use; (2) one grill as described under section 9; (3) no more than four bicycles, which cannot be hung or suspended; (4) Flower pots and flower beds with drip catcher
- B. No fire wood shall be stored anyplace in the complex and no wood burning is allowed in the fireplaces
- C. No rugs, clothing, sheets or other materials shall be displayed, stored, dusted or hung for shading from any window, balcony, deck or patio
- D. Nothing shall be located or stored on the patios or balconies which would compromise or damage the structural integrity of the building
- E. Any item stored on the patio or balcony must not exceed the interior dimensions of the patio or balcony. No item shall be attached or hung from any rafter, beam or siding of the project. No flower pots or flower beds can be set on top of balcony railings unless secured and approved by the manager

### **9. Satellite Dishes**

- A. All satellite dishes must have written approval from the HOA manager
- B. Location of dish must be approved by manager
- C. Cable must be black and secured with fasteners every three feet
- D. Cable must installed in such a manger that minimizes appearance and impact on buildings
- E. Only one point of entry is allowed and should be through the lower portion of the sliding glass door framing
- F. Any unauthorized or improper installation will receive notice to immediately remove or rectify
- G. Unit owner will be billed for any costs related to improper or unauthorized satellite installations

These rules will go into effect October 1st. Go to [www.sunridge2.com](http://www.sunridge2.com) for a full copy of R/R.

Need a copy of any HOA files?

Check out [www.sunridge2.com](http://www.sunridge2.com)

## FROM THE MANAGER

Hello,

I hope everyone had a fun and safe summer.

We have had a lot of activity going on in your complex and I appreciate your help and patience as we continue to improve Sunridge.

Currently, the entry ways are getting upgraded and we are using the backside of the F building to test painting samples. Please stop by and let me know your thoughts. The board would like to have some solid options for the owners to approve at the annual

meeting, which is December 7th, 2013.

We are also getting ready to do fall safety inspections, which will require access into every unit to check for smoke detectors, fire extinguishers and any water damage or safety related issues.

This will require a key for all units, which I only have approximately 100 out of 198. The rules and regulations require all owners to provide a key to management and the board has asked me to send warning letters to all unit that have not done so.

These units will have until

the December 7th Annual Meeting to provide a copy, or a \$25 fine will be issued.

Although nobody wants to issue a fine, there is no other option in getting access for the mandated safety inspection. Please help avoid this extra work and provide me a copy of your key.

All units will be given a note with the schedule for the inspection. We will do our best to accommodate requests for specific times and prefer to have the resident be in the unit for the inspection. Thanks for your help.

-Jeff Lineback

Sunridge Property Manager