



# SUNRIDGE 2 TIMES

- A QUARTERLY REVIEW -

Spring 2013

Volume 1, Issue 2

## WINDOWS 2.0!

A mailing will be sent out this week offering all Sunridge 2 owners a special discount on installing new window and sliding glass doors.

The terms and details will be disclosed in the letter, but the more owners that participate, the cheaper it will be.

We will allow 30 days for everyone to decide and will be shooting for an installation date of mid to late July.

The final cost has yet to be announced, but look for a installed pricing of around \$2,500 for three windows and a slider. The window manufacture is Colorado based Milgard and exceeds all requirements for the Town of Avon.

**IMPORTANT  
STUFF**

**Property Manager:**

**Avon Property Management**

*Jeff Lineback*

970-949-1267  
Fax: 970-949-1287  
PO Box 2621  
Avon, CO 81620

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

Twitter: @Sunridge\_2

**Accountant:**

*Spaeth and Company*

970-328-2593  
[www.spaethandco.com](http://www.spaethandco.com)

**Mailing Address:**

PO Box 2621  
Avon, CO 81620

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## Drain Cleaning

We have recently completed our semi-annual drain cleaning on all ground floor sections. This involves apply, a safe, non-toxic enzyme into the kitchen and bathroom sink, along with the bathtub drain.

Sunridge would also like to ask all ground floor units to occasionally fill their kitchen sink up with warm water and turn your garbage disposal on to quickly fill up and clean the pipes. Please do this monthly to help minimize backups in your unit.



## Dog Owners

Sunridge would like to thank all dog owners that have been cleaning up after their four legged friends! We have noticed and appreciate the efforts.

We would also like to remind all dog owners that you must be with your dog at all times and cannot let them outside unattended. This includes tying your dog off on the deck.

Please notify the manager if you see any dogs running loose or tied up, unattend-

## UPCOMING PROJECTS

With spring in full swing, we would like to communicate to you our upcoming projects:

1. Re-setting the metal borders around the rocks at the base of all buildings
2. Removing any unused satellite dish
3. Repairs on all hallways, siding and railings
4. Painting of all new doors and trim that have been installed
5. Upgrading all three entry ways
6. Power washing all buildings, hallways and decks
7. Re-setting dog stations on flat, solid

# 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

June 3rd, 2013  
September 2nd, 2013

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

## Recycle Plastic Grocery Bags

If you would like to put your old plastic grocery bags to good use, Sunridge has put up a plastic bag dispenser in each of the trash areas.

Feel free to put your old plastic bags in there and we will gather them to use for dog clean up. Please do not put any bags that are ripped, dirty or wet.

We will install a distribution system on each of the doggy station that will allow the plastic bags to be recycled and save the HOA money on doggy bags.

Thanks for your help in keeping Sunridge

## Rules and Regulations Update

The Sunridge HOA is currently updated our rules and regs to address satellite dish installation and location. We are also updated the rules regarding decks and balconies and all residents will receive the updated version shortly.

Please immediately call the manager if you every see any type of bug, insect or critter in your condo. We will take care of the treatments for no charge!

Need a copy of any HOA files?  
Check out [www.sunridge2.com](http://www.sunridge2.com)

## FROM THE MANAGER

Greetings and hope you are having a good spring. As we start to kickoff summer, I would like to thank everyone for your cooperation in making Sunridge a better place to live!

I have noticed remarkable improvement in dog clean-up and the hallways are free of all items. Thanks for your help!

Last week, we were able to apply your first drain treatment to every ground floor section, This will part of your new, twice yearly application and we are hoping this will seriously minimize the backups that occur in your unit.

As we continue to move forward, I would like to ask your help in getting keys for all units. I currently have about 60 keys, so we have a ways to go for all

198. Please remember that this has always been a Sunridge rule and is very important in helping everyone out in the event of an emergency.

I can assure you that we will always give you at least 24 hours notice for all issues requiring entry.

In the event of an emergency, this can save valuable time and minimize damage to your unit or your neighbors..

Remember: If I do not have a key and there is an emergency, I must use whatever means necessary to enter the unit. Most of the time, an emergency will involve water leaking, which can cause extreme damage if not addressed quickly.

All keys are kept in a lock-box and is accessible only by me.

Please contact me anytime to arrange pickup of your keys, or send them to the HOA's mailing address of PO Box 2621, Avon CO 81620.

Also, feel free to contact for any questions or issues that you would like to discuss.

I look forward to hearing from your and hope you have a safe and fun summer!

-Jeff Lineback

Sunridge Property Manager

