



**IMPORTANT
STUFF**

Property Manager:

Avon Property Management

Jeff Lineback

970-949-1267

Fax: 970-949-1995

**Parking Registration:
970-949-1501**

www.sunridge2.com

Twitter: @Sunridge_2

Accountant:

Spaeth and Company

970-328-2593

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

A Letter From The President:

Dear fellow Sunridge Owners,

Sunridge is now 35 years old! Over the many years since Sunridge was originally constructed, and even more so in the very recent past few years, many things have changed. Those changes have included many new laws and regulations regarding Condo ownership, Homeowner's Association practices, Property Management, and Property Insurance policies and procedures.

Also, we have grown up! We are not a "new complex" anymore.

We have 35 years of wisdom and experience in operating a residential community with 198 Units and hundreds of residents; 24 hours a day, 7 days a week, 365 days a year. Needless to say we learn a few things, actually no, we learn a lot of things.

We learn a lot about what really works and what doesn't, we learn a lot about the difference between a great idea and a practical one, we learn a lot about what people want and don't want in order to live comfortably in our unique resort/mountain area. We also learn how to manage priorities and balance the needs and desires of those hundreds of owners and residents, along with one of the supreme concerns shared by 100% of all owners; property value!

Our community is obviously a mix of owner occupants and investor owners. For many reasons, we are far stronger, more valuable and more marketable operating as a team with the same goals than we are apart.

Declaration Review.

Over the past few months, the Board of Directors, along with legal counsel and other experts, has been performing an in depth review of the Declaration of Condominium (a.k.a. the Governing documents) for Sunridge to ensure that the community is being run in the most efficient manner but also in accordance with the terms and conditions of the Declaration; and also taking into consideration all of the above.

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Dog Owners!!

Please remember your dog must be on a leash at all times on Sunridge property.

Always immediately clean up after your dog and please report any violations to the manager.

Sunridge Rules also state that tenants cannot have dogs, so please remember to always be considerate of your neighbors.

Guest Parking Registration (970) 949-1267 x2

Recycling Guidelines:

1: NEWSPAPER AND OFFICE PAPER

Place loose newspaper, including inserts and office paper in the bin. No phonebooks, magazines, junk mail, 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.**

Plastic containers must have the following symbol:



Need a copy of any HOA files?
Check out www.sunridge2.com

Presidents Letter (Cont'd from front page)

Some of the original regulations do not reflect how the association has decided to govern itself, and may also contain antiquated parts that are cumbersome, unnecessary, unrealistic, and even financially burdensome and inefficient. The Board will, upon completion of its review, be recommending amendments to the Declaration of Condominium for Sunridge. The board believes any recommended changes will be to the great benefit of the association, and reflect far more of what is important to the owners within the community.

We look forward to working with the entire community to complete the project.

It has come to the attention of the Board of Directors that some residents in the community may be in violation of some of the current restrictions contained in the Declaration.

Over the course of the next few months, the Board of Directors, through the manager, will be sending out courtesy warning letters advising the owners and residents of the restrictions contained in the Declaration and offering opportunities to meet with the board of directors concerning these violations.

If you receive a courtesy warning letter please understand that the Board is required to enforce the provisions of the Declaration as they are currently written and has an obligation to treat all owners alike.

Thank you for your help and understanding. We look forward to these Declaration changes, as we take what we have learned and apply it to a very bright future.

Best regards,
Steve Lay



PO Box 2621, Avon CO 81620
970-949-1267 fax 970-949-0112
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

Jonathan Rosman
Jonathan@sunridge2.com

Treasurer &

Secretary

Rich Barnes
treasurer@sunridge2.com

Also:

Nick Antuna
nick@sunridge2.com

Andrew Dodd
drew@sunridge2.com

Dennis Havlik
dennis@sunridge2.com

Upcoming BOD Meeting Dates

**Annual meeting
December 5th, 2015
5:30 PM
Avon Council Chambers**

***Snacks and refreshments will
be provided***

2016 Regular Board Meetings
will be announced shortly after
the annual meeting.