



**IMPORTANT
STUFF**

Property Manager:

Avon Property Management

Jeff Lineback

970-949-1267

Fax: 970-949-1995

Parking Registration:

www.sunridge2.com

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

**Text To Regular Office
Number Now Available**

Sunridge now has the ability to text the manger. Feel free to text any questions or comments to 970-949-1267.

Insurance Tip:

All units should have a water and sewage rider on their owners policy.

It is also highly advised to have a \$10,000 loss assessment rider as well, which is the amount of Sunridge's deductible.

Fall Inspection Starts October 31st

With the falling of the leaves, comes the annual safety inspection.

During the week of October 31st - November 4th , we will be inspecting every unit for the following:

1. Working Key
2. Working Smoke Detector
3. Valid Fire Extinguisher
4. Water Damage or Issues
5. Any Rules Violations
6. Drain Treatment (top and bottom floors only)
7. Any Questions or Issues you would like the manager to address

All units are required to be inspected and you will receive more info on your door at the beginning of next week.

Parking permits will also be distributed at this time as well, so please help in making this go as smoothly as possible.

Any units that do not have working keys are also subject to a warning or fine. Many units have already received a \$25 fine and those units are subject to a \$75 fine this year.

New Parking Permits

Although the current permits have only been used just over two years, we will be getting new, digital permits this fall.

There are many concerns regarding the impact of Beaver Creek charging for their Bear and Wolf lots parking will have on the Sunridge lots.

In order to be fully prepared for the unknown, Sunridge will be switching to a new digital, radio frequency parking permit.

You will see much more details regarding the new permits within the next week and we will start issuing them the week of the annual safety inspection, which is October 31st-November 4th.

Please remember that all resident vehicles must display a valid Sunridge Permit and all guests must be registered, regardless of time of day.

Declaration Update

The Sunridge board is still determining the best course of action regarding the declarations.

They have options to just update several provision of the current declarations or update the entire document.

This will be discussed in further detail at future meetings .

SQUIRRELL!!!!

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.

Any violations will also be reported to the Eagle County Animal Services and the Avon Police

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



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

FROM THE MANAGER

Hello,

I hope everyone had a fun and safe summer!

As we prepare for the upcoming winter, there are some important reminders for everyone to consider.

The fall inspections will be taking place the week of 10/1/16-11/4-16 and is mandatory for all units.

I still am missing close to 90 keys, with many of these units already being fined \$25 for no key on file. The second fine for no key on file will be \$75, so please help everyone out by getting

me a key. A big thanks to those owners that I have a key for and sorry that we have to keep bringing up this topic.

Another big topic is the concern regarding Beaver Creek charging for parking this winter.

We have had few problems in the past regarding BC parking, but now that they are charging, we are chartering into the unknown.

In order to be fully prepared to increase patrols during the day, it will be very important for all guest to be registered with the HOA. With the radio frequency

permits, we will be able to quickly identify the cars that are illegally parked in the lot, while still providing parking for our residents and their guests.

Finally, you will see info next month regarding the December 3rd annual meeting, please plan on attending as we will continue our discussions on declaration updates, parking, insurance and many other important issues.

Thanks for reading this and please call me anytime you need anything

-Jeff Lineback
Sunridge Property Manager
970-949-7916



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

Dennis Havlik
dennis@sunridge2.com

Upcoming BOD Meetings

Annual Meeting

December 3rd 2016
5:30 PM
Avon Town Council Chambers