



**IMPORTANT  
STUFF**

**Property Manager:**

**Avon Property Management**

*Jeff Lineback*

970-949-1267

Fax: 970-949-1995

**Parking Registration:**

*970-949-1267x2*

**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

## Sunridge To Update Declarations

Thanks to everyone who participated in person or by proxy for the December annual meeting.

It was at this meeting that owners and board members determined that Sunridge's Declaration's was in need of an overhaul.

The first step in this process will be to formulate the goals and objective's of the new declarations. The board would like as much owner input and participation as possible in this very important process.

This will be done at an open meeting in late February or early March. You will be receiving a second notice shortly will all the information.

David Firman of Hindman Sanchez will be available for any questions or guidance and has helped many HOA's change their declarations over the years. This will also be part of Sunridge's yearly Q&A session that is required for the education of all owners regarding HOA laws and issues.

This meeting will help the board formulate the new declarations that will then be sent to all owners and mortgage holders for review and approval.

The approval process will take some time, maybe a couple of months and depending on how much participation we get, may need to go to through the courts for the final approval.

All of this and more will be discussed at the meeting, so please plan on attending or contact the manager for more information.

### 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.

## Orkin Wil Be Treating G, H & I Buildings on Wednesday

On Wednesday, January 27th, Orkin will be in the G, H and I buildings for your semi-annual roach treatment.

Sunridge has contracted Orkin for preventative treatment of roaches and will respond to any other insect issues as well.

They will start at 2:00 pm in the G building and knock/enter any units that are available. This will only take five minutes and involves placing bait in the kitchen that is out of the way and harmless to children and pets.

If you every see any insects in your unit, please call the manger to arrange for service with Orkin. There is no charge!

**Guest Parking Registration (970) 949-1267 x2**

# Recycling Guidelines:

PO Box 2621, Avon CO 81620  
970-949-1267 fax 970-949-0112  
www.sunridge2.com

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

## FROM THE MANAGER

Hello,

I hope everyone had a safe and fun holiday season!

As we continue through this winter, I wanted to thank everyone for their continued cooperation in moving vehicles after snowstorms.

We all realize this is a hassle, but one that is necessary and very important in keeping the lot safe. We only have a few more times of having to move, so please continue to stay on top of this. As a reminder, we tweet the times that you should move, just follow us on

twitter: @sunridge\_2 is our handle or you can go to [www.sunridge2.com](http://www.sunridge2.com) to see the twitter feed on the home page.

Another area of focus has been dogs. Please make sure that you always have your dog on a leash and always clean up after your dog. As a reminder, only owners are allowed to have dogs. Please report any dog violations to me and I will address immediately.

We are still trying to get keys from owners and the board will start fining owners that do not have keys on file. Remember, management must have a

key for your unit, otherwise you are in violation of the rules and subject to fines. Only 100 units left!

We hope to see everyone at the upcoming declarations meeting so we can formulate the best new declarations for the future of Sunridge.

As always, feel free to contact for any question or suggestions.

I greatly appreciate the opportunity to work with all residents and owners and look forward to a great 2016!

-Jeff Lineback

Sunridge Property Manager



### 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

Special Declaration Update  
Meeting  
*To be announced soon*  
5:30 pm

### 2016 Regular Board Meetings

April 11th, 2016  
June 6th, 2016  
September 5th, 2016

All times 5:30 pm in the Avon  
Town Council Chambers

### Annual Meeting

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