



SUNRIDGE 2 TIMES

A QUARTERLY REVIEW

Spring 2013

Volume 1, Issue 2

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

Twitter: @Sunridge_2

Accountant:

Spaeth and Company

970-328-2593

www.spaethandco.com

Mailing Address:

PO Box 2621

Avon, CO 81620

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Summer Projects Cruising Along

Sunridge would like to thank everyone for their cooperation with the power washing project that is finishing up this week. We hope your decks are as clean and beautiful as the hallways turned out!

You may also have noticed that we removed the metal trim around the base of the buildings, as they were difficult to maintain and created some dangerous situations. Please help keep these areas safe by not letting your kids or dogs play on the rocks.

We also just finished removing the wooden fence along the bike path, which was also expensive to maintain and blocked your beautiful view of the Eagle River. All post stubs will be covered with dirt and the exposed grass areas should start

to blend in by the end of the summer.

The fence was originally installed by the Town of Avon as part of their agreement with Sunridge approximately 10 years ago. The goal was to add a security layer between the buildings and the bike path. Overtime, this fence became expensive to maintain as painting and repairs were occurring yearly. The board also realized that this fence was not completely secure and Sunridge was the only complex along the path that had this fence.

We were also told from real estate agents that removing this fence will improve the value of the units that face the river, which in turn will improve the value of remaining units. We hope you enjoy the new look and sounds of the Eagle River!

UPCOMING PROJECTS

1. Improve entry ways along Beaver Creek Boulevard
2. Working with ECO to build bus shelter along Highway 6 bus stop.
3. Update Rule and Regulations to address satellite dish installation and items allowed on decks.
4. Move all satellite dishes to higher locations and minimize cable exposure
5. Trim and removed all dead trees and branches
6. Treat all infected trees
7. Repair parking lot walls
8. Repair exterior walls in preparation for painting of all buildings, next spring.

Want Recycling?

There has been some interest in adding recycling stations at Sunridge and if you would like the board to consider this for your 2014 budget, please let us know your thoughts on the matter by emailing the manager at : manager@sunridge2.com



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

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 clean!

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. This will be addressed at the September 2nd Board Meeting.

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

FROM THE MANAGER

Hello Sunridge,

As we blaze through the summer, I hope everyone is enjoying your beautiful surroundings.

We wrap up the power washing project this week and I wanted to thank everyone for their cooperation in preparing your decks and helping the project go smoothly.

Through the board's direction, we have taken out the fence along the bike path and removed all the metal edging around the base of the buildings. This has greatly improved the look and safety of Sunridge and I hope everyone enjoys this new look.

We are currently planning on improving the entry ways on Beaver Creek Boulevard and working

with Eagle County on building a covered bus stop on the Highway 6 entry way. Hopefully the plans will go into effect before the fall.

We have also been doing wood repairs in the hallways and around the building and should start painting them this week as well. All exterior wood repairs will be identified next week as we plan for a big painting project next spring.

The board will be reviewing your rules and regulations at he September 2nd meeting and through this we hope to have a satellite installation procedure and updated deck rules.

We would like to address and relocated all satellite dishes before the buildings are painted.

I also wanted to thank all owners who have given me a

key and to remind the other 108 owners to please get me a copy as soon as possible. We would like to do safety inspection in the fall and need as many keys as possible.

Last quarter I thanked all dog owners for making a noticeable difference in cleaning up after their dogs. Although the complex is still in good shape, we have noticed a few areas where dog owners are not cleaning up, specifically by the A, E, G and J/K buildings.

Please continue to clean up after your dogs and let me know if you ever see a dog outside, unattended or tied up. I appreciate your help in this matter.

I hope you enjoy the rest of your summer and thanks for all your support!

-Jeff Lineback

Sunridge Property Manager