

SUNRIDGE 2 TIMES

A QUARTERLY REVIEW

2-1-13

Volume 1, Issue 1

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

INSIDE THIS ISSUE :

Dogs	2
Drain Issues	2
Bear Ordinance	2
Homeowners 101	3
Window Replacement	3
Board Members	4
Letter from Manager	4

FROM YOUR BOARD OF DIRECTORS:

The Board of Directors for the Homeowners Association met on January 13th, 2013. Several issues were discussed and the following is a summary:

New Management

After many years of brilliant service to our Association, Silver Eagle Management will no longer be managing our property. We wish Shawn all the best in his future endeavors! Every owner owes him a debt of gratitude for helping put Sunridge in the outstanding financial position that it is in!

We would further like to WELCOME, Jeff Lineback of Avon Property Management as our new manager. If you need to contact Jeff at any time in the future, please use Sunridge's new permanent phone number: 970-949-1267.

Annual Homeowner's Meeting

At the annual homeowners meeting that was held in December, issues arose concerning the status and legitimacy of the Board. The Board asked our attorney, Christian Caslin to address these issues.

A motion was made to remove all the members of the Board with the exception of Mark Luzar. The motion was withdrawn and considered improper because it did not give the required notice to all homeowners. The Association's attorney also agreed. The procedure for removing Board members must be done at either a special meeting called for the specific purpose of removing the directors or at a regular meeting, but only after all 198 unit owners are notified of the motion to remove the

Directors.

A comment was made that our HOA governing documents trumped state law. The Association's attorney confirmed that the legal hierarchy is federal law, then state law, followed by local ordinances and finally, at the bottom are the HOA's governing documents. The Association cannot write or enforce rules that conflict with Federal, State or Local laws.

After the annual meeting, it came to the attention of the Board that a document had been distributed during the meeting to homeowners in the audience, but not to any of the Board members. This document contained language that defamed the good name and reputation of certain members of the Board. Specifically, this document claimed that Board members Barnes, Lay and Antuna were not in good standing. The Association's accountant provided information to the Board that the aforementioned Board members were indeed in good standing and that all assessments were current at the time the documents claimed otherwise. The attorney for the Association also concluded that the statement, that the Board members were not in good standing, was unmistakably and patently false. All homeowners may be assured that the elected members of the Board, who serve without compensation or special favor, were correctly and legally elected to serve them. It is unfortunate when anyone is subjected to libelous statements from a document, authored by individuals that do not even possess the courage to sign their names to.

DOG OWNERS : PLEASE READ THIS !



Please remember the following rules:

1. All dogs must be registered with the HOA manager.
2. No dog shall be without a leash while on Sunridge property.
3. You must immediately clean up after your dog at all times.
4. All dogs must also be registered with Eagle County.
5. The Town of Avon also

requires that all dogs shall be on a leash at all times.

6. Homeowners may be held responsible for the actions of their tenants' pets

We have received complaints about dogs on Sunridge property that are not on a leash, and from the looks of our grounds, many owners are not cleaning up after their dogs either

The Association and man-

agement are considering all options and alternatives to improve the situation including holding dog owners accountable for their actions, or lack thereof

Please be a responsible dog owner and neighbor and follow all dog rules.

You will be notified regarding any future policy changes that will go into effect.

Did You Know?

Our legal name is:

Sunridge at Avon II

Somehow Phase was added before the II, but only confuses realtors and mortgage brokers. Look for this to be changed in upcoming literature and signage

DRAIN PROBLEMS ?

Anytime you notice any ceiling leaks, or your shower, sinks or tub are draining slowly or backing up, please call the manager at 970-949-1267. He is available 24 hours a day, 7 days a week for any and all water emergencies. You may have to leave a message, but your call will be returned within 30 minutes, if not immediately.

If you notice water rising in your sinks, shower or tub,

turn off any water that may be running, including the dishwasher or clothes washer.

Also, please remember that you cannot pour any grease or lard down the drain. Sunridge rules forbid the use of lard in any unit on the property.

Last Summer Sunridge began a drain-cleaning program that involves cleaning drains in the ground floor units. Other

measures in the future may also be taken in conjunction with this drain-cleaning program that will help keep the drains in the best condition possible.

Regardless of the condition, we will also need your help by not putting food, grease or large objects down the drains.

Notices will be posted when the plumber will be coming to your building.



AVON BEAR ORDINANCE

In case you haven't noticed, Avon has a Bear Ordinance that requires all trash containers to have latching, bear-proof lids.

Every spring and fall, we are prone to bears walking around the complex and trying to get into the trash. This can be dangerous for both the bear and you.

In order to minimize bear visits; you must secure the trash lids every time you use them. **Failure to do so may result in you receiving a citation from The Town of Avon.**

Our current system has a bar that goes across the top of the plastic lids. This bar can easily be pulled down to open the lids, but must be rolled back up and over the lids to secure the trash dumpsters. This is for the safety of all residents!

HOMEOWNERS 101

We have rules concerning the hiring of contractors.

All contractors that work on the property must be insured and, if necessary, licensed by the Town of Avon. The Association, in hiring contractors, does (if possible) get competitive bids. Homeowners are not to hire any contractor to work in the common areas.

All homeowners must contact the manager first, before hiring a contractor to do work that involves a common area.

Examples of common ar-

reas would be any pipes or drains that go into the walls or ceiling, or anywhere in the hallways, entryways or decks/patios.

If you are not sure, call our manager for confirmation... you may not have to worry about the repair!

This rule is very important for water backups. The Association uses licensed plumbers that have the proper insurance and offer very competitive pricing.

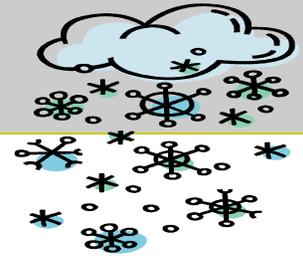
Please, immediately call the manager at 970-949-

1267 if you have any type of water leak or drain issue. This includes slow or strange behaving kitchen sink drains and bathtubs and toilets.

We are in the process of jetting all first floor kitchen drain lines, so look for a note on your door when we will be in your area. We will also be applying regular drain treatments to help keep the drains clear and minimize backups. Please do your part by not putting grease or any food items down the drains.

Please remember to move your cars after 2" or more of snowfall. You have 48 hours to do so or you will receive a warning on your vehicle.

Please help keep your parking lot safe and clear!



WINDOWS AND SLIDING GLASS DOORS

The Board has not received overwhelming support for the HOA to replace all windows and sliding doors in the complex. At this time, any homeowner that wishes to replace their windows and sliding door must get written permission from the Board. The property manager, Jeff Lineback will give

homeowners direction in obtaining the correct windows and door for your unit.

He is also in the process of getting group pricing from the Home Depot and will have that information for you as well. If you are in need of replacing your windows and doors, please call

Jeff at 970-949-1267 and he will be happy to help you.

As a general rule, all windows and doors must be replaced with the same like and kind of the current windows. This includes color, width of trim and double paned.

Do Not Forget.....

To always register your overnight guests. You can do so by dialing 970-376-4977. Please leave all requested information. Any vehicle parked in the lot after 3:00 am that is not registered or displaying a valid permit is subject to booting. Booting charge is \$130, so please avoid the hassle and make the call!

KEYS, PLEASE

With the changing over of our management company, we would like to use this opportunity to remind all owners that you must provide the property manager with a copy of your keys. This has always been a rule, but to date, no keys are on file.

This is for emergency use only and can help save valuable time in the

event of a water leak or flood.

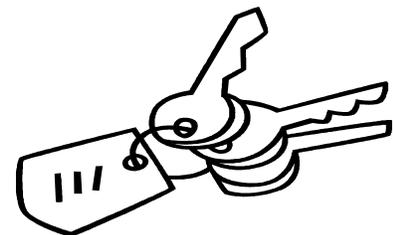
Our manager lives minutes away and can respond quickly, but must have immediate access in order to be most effective.

Please make a copy of your entry keys for Jeff and call him to arrange pickup.

All keys will be kept in a

secured lockbox and will only be used for emergency purposes. For non-emergencies, you will always receive at least 24 hours' notice before anyone will enter your unit.

Remember, if there is an emergency and the manager has no key, he must call a locksmith and the owner will be charged for this service.



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

*April 15th, 2013
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.

Please Help with Items in the Hallway

Please remember that nothing can be stored in the hallways or under the stairs. This has always been a rule at Sunridge. Look for further notices regarding items in these areas, but please remove your items immediately to prevent any warnings or fines.

Also, trash can never be left outside, for any length of time. This can attract animals, birds, etc. but also can smell up the hallways and leave stains. Basically, the same reason you do not want it in your house is the same reason it should not be in the hallway.



**We have a new web address and site!
Check out www.sunridge2.com**

FROM THE MANAGER

I would like to take this opportunity to introduce myself as your new property manager. My name is Jeff Lineback and I have been your neighbor and LiftView's Property Manager for the past 9 years.

My team and I look forward to working with all owners and residents in helping to make Sunridge a better place to live. I greatly appreciate the opportunity and encourage anyone to call me anytime. We will be walking your property daily and would love for you to say hi when you see us. I will usually be walking my two dogs, Riley (white/black) and Russell (black/tan). I also have several associates that will be on property

as well.

We have been asked by the Board of Directors to enforce all rules and regulations fairly and consistently.

I understand this may be a challenging concept, but I can assure you: I will clearly communicate the goals and directives of your Board.

I also understand this will take time and understanding on both our parts, which is why we will go about this in phases.

Look for a series of notes and letters to be put on your door and please take the time to read them, as they will be important and to the point.

We are also trying to get keys for all units, as this

is a requirement for the Association. As no keys are on file, this will be a challenging task that will require your cooperation. According to your declarations, all units must be inspected regularly for any safety issues.

We have set up a new phone number for Sunridge (970) 949-1267, if nobody answers, please leave a message and your call will be returned promptly.

On a final note, I do not have an office, which means I make house calls! Anytime you need to see me, I will come to your place. Thanks for your time and I look forward to meeting every one of you!

-Jeff