



IMPORTANT STUFF

Property Manager:

Avon Property Management

Jeff Lineback

970-949-1267

Fax: 970-949-1995

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

Annual Meeting December 6th

Please plan on attending the Annual Meeting at 5:30 pm in the Avon Town Council Chambers on Saturday December 6th. A mailing will be sent to all owners in early November as well.

If you cannot attend, it is very important that you send in your proxy, as this will help cut costs and save time.

Contact the manager if you are interested in joining the board for 2015, as there will be openings voted on at this meeting. Joining is easy and does not take up much of your time. You also get a chance to contribute and improve your community.

Food and beverages will be provided, so mark the date!

Annual Safety Inspections November 17th-21st

We will be performing our annual safety inspection starting November 17th and will post the schedule for each unit the week before.

We will be checking for a working smoke detector and fire extinguisher. We will also check for any water damage, in addition to all water fixtures.

All ground floor units will receive a drain treatment in the kitchen and hallway bath. Management must have a working key on file, so please check with Jeff at 970-949-1267 to verify.

If you will not be available for the inspection, please make sure we have access to your kitchen sink and hallway bathtub. We are pet friendly and will keep your front door closed, but feel free to make any arrangements if you are concerned about your pets. We will be happy to accommodate any specific times during the week from 8Am-4pm.

Please note any issues you would like us to look at as well. We appreciate your cooperation.

Winter Parking Guidelines:

1. All vehicles must be moved within 24 hours of 2' or more of snow.
2. Vehicles must be moved at least once per week
3. Please arrange to have your car moved when going on vacation
4. Always remove all snow from your vehicle when moving it. This helps keep the lot clear of snow and ice.
5. If possible move your car to a plowed spot when relocating.
6. Any vehicle not moved will be relocated and charged \$75. Unregistered vehicles will be towed.
7. Follow up on twitter@sunridge_2 to receive up to date snow information

Recycling Guidelines:

1: NEWSPAPER AND OFFICE PAPER

Place loose newspaper, including inserts and office paper in the bin. No phonebooks, magazines, junk mail, cereal boxes cardboard or day-glow paper.

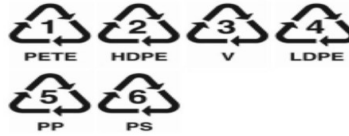
#2: CO-MINGLED GLASS, PLASTICS (#1-6) AND ALUMINUM

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 have the following



must symbol:

Please Be Considerate of Your Neighbors

As we all know, we live very close to many people. With that comes the responsibility to be extra aware of your neighbors. Here are a few tips to help out:

- ◆ If on the second or third floor, try to walk softly and without shoes
- ◆ Children must be supervised and should never play in the hallway or around the buildings
- ◆ Dogs must be on a leash and you should immediately clean up at all times
- ◆ No honking car horns. Please do not let your rides honk at any time
- ◆ Music should not be heard from your unit at any time. Bass should be at a minimum.
- ◆ Nothing can be stored or left in the hallways for any length of time
- ◆ Always close the trash doors and secure the bear bar!

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

FROM THE MANAGER

Hello,

As we prepare for the upcoming winter, I would like to thank everyone for their cooperation and patience during the painting and numerous projects. We accomplished a lot this summer and hopefully you have noticed all the improvements.

We still have a few landscaping improvements for next summer, but all major projects are complete and we can get back to saving money.

I would also like to remind

everyone about the fall inspections, as mentioned on the front of this newsletter. This is always a very important project, so please make sure you have a working smoke detector/co2 detector and fire extinguisher.

We are also inspecting a flues during this time and will clean as needed. Any cleaning charge will be billed back to the owner.

Although there is no wood burning, we will clean any wood burning flues as well. I understand that this may not have been done for a while and you probably have not

used your fireplace for a long time, but if it is dirty, we are required to clean it.

Please note that when you buy your condo, you are also taking responsibility for anything that was done, or not done by the previous owner.

This has come up on a few situation and I just wanted to remind owners of this often overlooked fact.

Feel free to contact me if you have any questions and thanks for reading!

-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

Mark Luzar
mark@sunridge2.com

Secretary

Rich Barnes
treasurer@sunridge2.com

Also:

Nick Antuna
nick@sunridge2.com

Emily Bee
vpbee@sunridge2.com

Dennis Havlik
dennis@sunridge2.com

Upcoming BOD Meeting Dates

Annual: December 6th, 2014

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.