



## IMPORTANT STUFF

### Property Manager:

### Avon Property Management

*Jeff Lineback*

970-949-1267

Fax: 970-949-0112

### Parking Registration:

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

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

Twitter: @Sunridge\_2

### Accountant:

*Spaeth and Company*

970-328-2593

[www.spaethandco.com](http://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

## Fall Inspection Starts October 31st

Every fall, Sunridge conducts mandatory safety inspections. This year, the inspection will be October 14-17 and 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. Fireplace Inspection
8. Any Questions or Issues you would like the manager to address

All units are required to be inspected and you will receive a reminder in the hallway message boards next week.

A schedule of when we will be in your building will be posted in the hallways next week.

Please place your fire extinguisher in an easy to see spot (kitchen countertop or dining room table) and if you live in the top of bottom floor, please make sure your kitchen sink is cleared out so we can apply the drain treatment.

## Power Washing/Dryer Vents

We were unable to complete the power washing last month due to the sensitivity of the fire alarm system.

Power washing will continue if we can safely accomplish this without damaging the fire system.

Please notify the manager if you have any areas that need to be addressed.

We will also be cleaning all dryer vents starting Friday October 6 and continuing through the next week. They will be cleaned from the outside and notify management if you are having any issues with your dryer after October 12th.

## Parking Permits

Sunridge will continue using the RF parking passes, which are the white passes with black writing and barcode on them.

All passes must be visibly displayed with the number in plain view on the driver's side dashboard or hanging from the rear view mirror.

All guest passes must be activated through your online account and be visibly displayed inside the vehicle in order to be valid.



# 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.

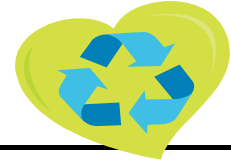
## #2: CO-MINGLED GLASS, PLASTICS (#1-6) AND ALUMINUM

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

## FROM THE MANAGER

Hello,

Greetings and I hope you had a fun and safe summer 2017!

As we finish up our 5th year together, I would like to thank you for the opportunity to manage your complex and I look forward in continuing to help make Sunridge the best place in the valley to live.

As we wind down the fiscal year (September 30th) and prepare for the Annual meeting (December 2nd), we will be sending out the annual meeting packet in mid-November.

Fall is also safety inspection time and my annual reminder to make sure that I have a working key on file.

All units must supply management with a working key. Any unit that does not is subject to fines and extra charges so please make sure I have a working key on file.

The RF parking passes are working quite well and we will continue with these moving forward.

Any replacement passes will cost \$100 so please keep track of your passes and I recommend adding this to your deposit, if you have tenants.

Any replacement permits can only be requested by the owner of the unit.

Guest must have an activated guest pass that is visibly displayed on the driver's dashboard or hanging from the rear mirror. Passes can only be active through an online account and please make sure your tenants have this information upon moving in.

We are also hoping to squeeze a fall party in, so stay tuned for more information.

Feel free to contact me anytime regarding questions, concerns or advice.

-Jeff Lineback  
Sunridge Property Manager  
970-949-1267

PO Box 2621, Avon CO 81620  
970-949-1267 fax 970-949-0112  
[www.sunridge2.com](http://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](mailto:president@sunridge2.com)

#### Vice President

Jonathan Rosman  
[Jonathan@sunridge2.com](mailto:Jonathan@sunridge2.com)

#### Treasurer

Nick Antuna  
[nick@sunridge2.com](mailto:nick@sunridge2.com)

Dennis Havlik  
[dennis@sunridge2.com](mailto:dennis@sunridge2.com)

Don McCord  
[don@sunridge2.com](mailto:don@sunridge2.com)

### Upcoming BOD Meetings

## Annual Meeting

December 2nd, 2017  
5:30 PM  
Avon Town Council  
Chambers

Come Join The  
Board and Help  
Determine and  
Shape the Future of  
Your Complex!