

# SUNDIAL TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

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Spring 2018

## HELLO SUNDIAL NEIGHBORS

With the spring months upon us and summer just around the corner, it is critical that we consider inspecting the exterior of our homes and letting Amanda know if you see anything that needs to be addressed. This helps maintain the property in the long run.

The board has been working on concrete around the complex as most of you have seen. We have shortened the diverters between the garages because they were being damaged by cars backing out. If you see someone hit one of these please let Amanda know right away. We are going to be looking at asphalt repairs this year, and other minor things to enhance the community. If you have any suggestions we ask that you let us know.

I also would like to welcome all the new residents to Sundial Townhomes. It is great getting to know everyone around the complex. Please come and introduce yourself.

Respectfully,  
Jim Williamson—HOA President



## FIVE WAYS TO KEEP THE FEES DOWN

1. Clean up after yourself and make sure that you put the trash in the trash bins.
2. Be kind to landscaping. Don't destroy or let your dog destroy anything. Remember you pay for the damage done by your dog(s).
3. Keep your property looking nice.
4. Know the rules and regulations.
5. Pick up after your dog when your dog goes to the bathroom.



## Hawaiian Dream Cake

RECIPE BY MYRECIPES

### Ingredients:

1 package yellow cake mix, 1 can 20oz crushed pineapple drained reserve juice, 1 package 8 oz cream cheese, 1 package 3 oz instant vanilla pudding, 1 cup cold milk, 1 container 9 oz cool whip, nuts, coconut

### Step 1:

Prepare cake mix according to package directions, using the reserved pineapple juice and water for the liquid called for in the directions. Bake at 350° F. for about 35 minutes in a greased and floured 9 x 13 pan. Cool in pan, set aside.

### Step 2:

In a large bowl blend together cream cheese, pudding mix and milk until smooth. Fold in drained pineapple and spread over top of cake. Cover with whipped topping and sprinkle with nuts and coconut. Refrigerate.

## REMINDERS

### Spring Forward

Daylight Savings Time begins on Sunday, April 1st. Don't forget to set your clocks ahead one hour before going to bed on Saturday night.

### Exterior Lights

Please make sure you are checking your exterior lights from time to time to make sure they are not burnt out. Please remember it is the homeowners responsibility to change the light bulb. If you have any questions or need any help let Amanda know.

### Check Smoke Detectors

Make sure your smoke detector batteries are replaced twice a year. A good time to replace the batteries is when the clocks are changed for Daylight Saving Time in March & November. Mark your calendar today!!

### Emergency Contact Information

Recently we had quite the scare in Sundial Townhomes. A resident had a stroke and there was no one to get into the unit. Please make sure you give your emergency contact information to Amanda and make sure this person has a key. The HOA does not have the right to force entry into the home.

### Violations

If you see a violation in our community, please take the time to notify Amanda with the pertinent information, including the homeowner's address. These complaints must be made in writing and provide specifics. Anonymous complaints will not be addressed.

SUNDIAL TOWNHOMES  
HOMEOWNERS ASSOCIATION,  
P.O. BOX 25696  
COLORADO SPRINGS, CO  
80936

BALANCED BOOKKEEPING &  
COMMUNITY ASSOCIATION  
MANAGEMENT  
COMMUNITY MANAGER:  
AMANDA CROOKS

P.O. Box 25696  
COLORADO SPRINGS, CO 80936

### Board Members:

**President:**

Jim Williamson

**Vice President:**

Tracee Crum

**Treasurer:**

Doug Muhlbauer

HOA policies  
located on our website at:  
[www.sundialtownhomes.com](http://www.sundialtownhomes.com)

THE DECLARATION OF  
COVENANTS, CONDITIONS, AND  
RESTRICTIONS OF SUNDIAL  
TOWNHOME OWNERS  
ASSOCIATION CAN BE FOUND AT  
EL PASO COUNTY. 203130801

Sundial Townhomes  
PO Box 25696  
Colorado Springs, CO 80936

Address Service Requested