

# WINTER 2019

## Sundial Townhomes Homeowners Association

www.sundialtownhomes.com



*Fill each day with fun  
And make today  
A very happy one!*



### Reminders

- Shoveling of snow will occur at 3", and snow plowing will occur at 3".
- Please remove your hoses from the faucet, as they can freeze and cause your pipes to burst. This is the homeowners responsibility.
- Please remember you can only park in your garage, in the parking spaces, and on the street.
- Please make sure you have loss assessment insurance.

### Winter "Useful Hints"

- If you didn't drain your outside water lines before the first freeze, you might want to do that now to avoid burst pipes.
- Remember to change your furnace filter.
- Cooking spray on your shovel will prevent snow from sticking.
- Hand sanitizer on your car door key might make it easier to insert.
- How about some tube socks for your wipers to make future snow easier to remove.

### Making Exceptions to Rules

You know we have rules to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all. What you may not know is that in some rare instances, the association will waive some rules and regulations.

It's not a decision the board takes lightly. There's a fine line between upholding the rules and being flexible as times change and individual issues arise.

If an owner comes to the board and asks us to waive a rule, we consider the individual circumstances, the priorities of fellow owners, whether a precedent is being set and how we'll document the waiver. The board will carefully review how the rules and restrictions are written and whether there's any flexibility. The association has to be very careful about granting waivers so that they don't set off a domino effect.

Some things, like assessments, will never be up for negotiation. The board may approve payment plans or waive late fees and interest depending on the circumstances, but owners must always pay their share of common expenses.

In general though, we understand the need to be flexible when circumstances warrant. We all live in this living, breathing, changing community, and issues aren't always black and white. If you think the association should waive or relax a rule, come chat with board members or the manager. We'll let you know whether it's something we'll consider.

## Vehicle Vandalism

It's more important to **keep your porch lights on** to illuminate the parking spaces and **lock your vehicles**. All homeowners who have reported break-ins via e-mail have indicated their vehicles were unlocked.



Locked or not, **report any incidences to the police non-emergency number (719-444-7000)**. Their patrolling areas are impacted by activity.

## Board News

- Please remember to keep your pets on a leash while they are outside. It is also important to pick up after your dog.
- Please be considerate to your neighbors as we are a close community.
- If you ever want to attend a board meeting please check the website for updates.

## Weather "Alerts"

**Warning** – Conditions for snow event (heavy snow, heavy sleet, ice storm, blowing snow or any combination) expected in next 12-36 hours.

**Watch** – Same as warning with time frame of 24- 72 hours.

**Advisory** – Same as warning but less snow or ice.

**Wind Chill Advisory** – within 12-36 hours temperatures can reach or exceed -15 below

## Important Numbers

Emergency 911

Non-Emergency (Police and Fire) 719-444-7000

Pike Peak Humane Society 719-473-1741

Poison Control 800-222-1222

Colorado Springs Utilities 719-448-4800

Option 1 - Gas/Electricity

Option 2 - Power Outage

Option 3 - Water

Rocky Mountain Waste 719-492-2050

Stetson Hill Police Station 719-444-7270

Road Conditions 877-315-7623

Post Office 719-638-1780

## What Are Governing Documents?

We're always talking about the association's governing documents, but what are they?

### State Law

Almost every state has statutes governing condominiums and homeowner associations. In addition most associations are subject to the state corporations' code.

### Declaration, Master Deed, or Proprietary Lease and Their Covenants and Restrictions

Planned communities are created by declarations (also known as master deeds). Cooperatives are created with proprietary leases (also called occupancy agreement). These contain the restrictions that regulate residents' behavior, they define owner's rights and obligations, and establish the association's responsibilities.

### Articles of Incorporation

Most associations, and all cooperatives, incorporate and have articles of incorporation that define their purposes and powers. They may specify such things as the number of directors and their terms of office.

### Bylaws

Bylaws address association operations such as procedures for meetings and elections and specifying the general duties of the board.

### Resolutions—Rules and Regulations

Board members adopt rules and regulations, and sometimes members have to approve them. Rules and regulations are recorded as board resolutions. Resolutions must be consistent with the declaration or proprietary lease, the bylaws and state law.

Association governing documents are almost always trumped by state law. But, when association documents conflict among themselves, the declaration or proprietary lease carries the greatest weight, followed by the bylaws and then the rules and regulations.



## ? Rain = Inch of Snow?



In the U.S. on average, an inch of rain produces about 13 inches of snow. But the actual ratio depends on the wetness of the snowfall. An inch of rain may result in only six inches of heavy, wet snow - - the hard to shovel stuff that kids delight in for snowmen. Or you can get three feet of the dry, powdery kind that won't hold together for snowballs but skiers and snowboarders like it and so do kids since school usually closes.

**Fireside Wassail Recipe**

- 12 whole cloves
- 2 – 3” cinnamon sticks
- ½ cup sugar
- 2 quarts apple cider
- 2 cups orange juice
- lemon slices
- 2 cups pineapple juice
- ¾ cup lemon juice

*Great if kept warm in a crock pot*



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

*Poop can full? Put  
“deposit” in your trashcan*

*March 10, 2019*



**BALANCED BOOKKEEPING &  
COMMUNITY ASSOCIATION  
MANAGEMENT  
COMMUNITY MANAGER:  
AMANDA CROOKS  
P.O. Box 25696  
COLORADO SPRINGS, CO 80936  
PHONE: (719) 593-9811  
EMAIL: BALBOOKCAM@AOL.COM**

*Keep pets inside in cold  
weather*      *Community Speed Limit*



**Board Members:**

**President:**

*Jim Williamson*

**Vice President:**

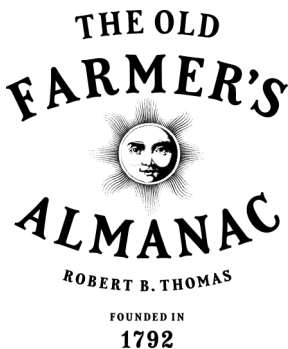
*Tracee Crum*

**Treasurer:**

*Doug Muhlbauer*

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

*November 2018 - October 2019 Weather Predictions*



Winter will be warmer than normal, with slightly below-normal precipitation. The coldest periods will be in late November, mid- and late December, early and late January, and mid-February.

Snowfall will be below normal in the east and above normal in the west, with the snowiest periods in mid- and late December, late January, and late March. April and May will be warmer and slightly rainier than normal. Summer will be hotter and drier than normal, with the hottest periods in mid- and late June, mid-July, and early to mid-August. September and October will have near-normal temperatures and precipitation.

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