

FALL 2020

Sundial Townhomes Homeowners Association

www.sundialtowhomes.com



Important Reminders

- ⇒ **Trash Totes can only be out during trash day.**
- ⇒ **Charcoal Grills are not allowed and are an immediate fine of 100.00 due to they void our insurance warranty.**
- ⇒ **Garages are not allowed for storage. If you are using your garage as storage please clean it out as we are going to be sending out violations letters.**
- ⇒ **Make sure you lock your cars as we have had cars broken into and stolen in the community. It is important to take all valuables inside.**
- ⇒ **Remember pots cannot be stored on porches during the winter.**

President's Corner

*HOA fee going up
2021 projects*

Owner and HOA Maintenance Chart

	Owner	Association	Comment
Roof tiles and trim		X	
Soffit, Soffit trim & Soffit vents		X	
Gutters, Downspouts		X	
Siding, exterior		X	
Entry doors	X		
Entry doors painting	X		except on phased paint cycle
Entry doors, exterior trim	X		except on phased paint cycle
Entry door peepholes, doorknobs,	X		
Deadbolts, assoc. hardware	X		
Exterior doors weather-stripping	X		
Entry door threshold plate	X		
Entry door kick plate	X		
Storm doors & hardware	X		
Exterior door/window caulking	X		
Interior door/window caulking	X		
Window screens	X		
Exterior door/window trim	X		
Support columns/pylons		X	
Concrete sidewalks/curb and gutter		X	
Garage door exterior finish	X		
Garage door, locks, rollers, springs, etc.	X		
Garage door weather-stripping	X		
Garage door exterior trim	X		except on phased paint cycle
Exterior light garage sensor and bulb	X		
Exterior light fixtures and globes	X		
Exterior light bulbs	X		
Exterior automatic light switches	X		
Exterior electrical outlets	X		
Exterior vents/ducts	X		
Exterior water faucets	X		
Wood fences		X	
Concrete driveways & curb pans		X	
Address numbers & Mounting boards	X		
Retaining walls		X	
Landscaping in the common area		X	
Common Maintenance area		X	
Utility lines unit they enter the unit		X	
Painting on all exterior building surfaces		X	except on phased paint cycle
Air Conditioners	X		
Water & Sewer lines to home from mains	X		
Sump Pumps	X		
Internal Pest Control - minor pests (bees, ants, wasps, etc.)	X		
External Pest Control - minor pests (bees, ants, wasps, etc.) - Landscaping area		X	

Board Meetings



We have had fewer board meetings this year than we ever have due to covid. We want to remind owners that if you ever have a question or problem please let Amanda know and we will be happy to help. Thank you again for the cooperation of the community.

Landscaping

We are working on landscaping throughout the community. We are focusing on upgrading all the mulch to rock. We are doing this slowly over time due to the budget. If you have any questions please let Amanda know.



From CSPD as of 10-8-2020

In the past several weeks we've seen a **SIGNIFICANT INCREASE** in Residential Burglaries and Burglary of Motor Vehicles in the Stetson Hills Division. Like we've seen in the past, **nearly %50** percent of all of the cases could've been prevented by simply closing your garage door in the evening and making sure your vehicle is also locked. **Please take a few minutes each night to make sure that your garage doors and all vehicles left outside are locked with the valuables removed.**

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

Garage Lights

The community is very dark without the exterior garage lights on. Please remember the resident is responsible for replace the garage light bulb. We will be checking this with the winter months coming. When replacing the bulb it must be a daylight bulb.

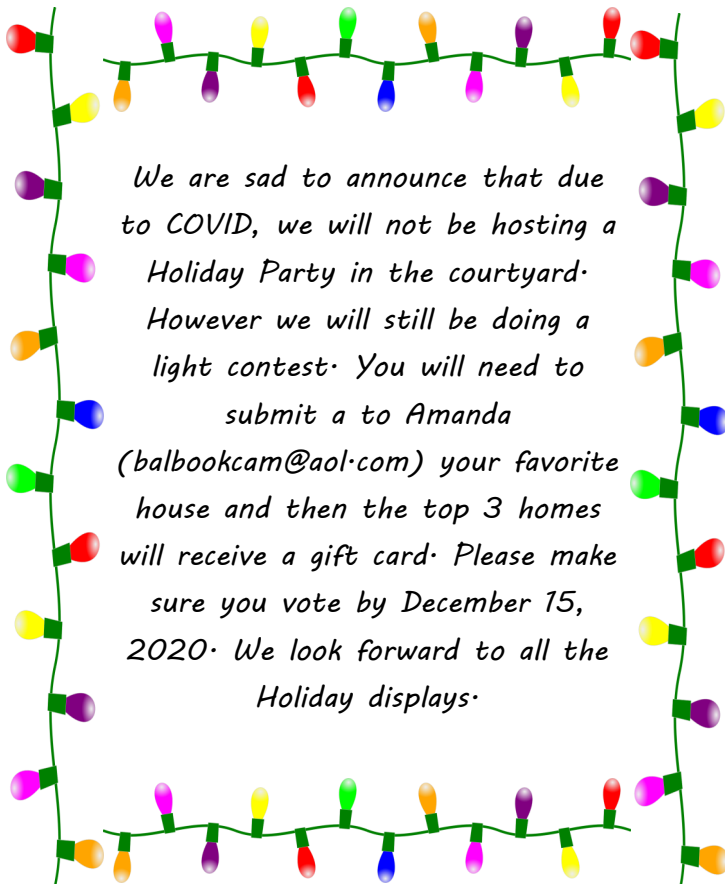
IMPORTANT PARKING REMINDERS

- * You must park in your garage or driveway.
- * Residents cannot park in guest spaces, as it is for guests only.
- * The HOA is contracted with Klaus and they do random inspections of the property.
- * Your vehicle must have current tags or it can be towed without warning. Cars without tags/ or without current tags must be in the garage or on the street to avoid being towed.



THANK YOU

A special thank you to Jim, Tracee and Doug for serving on the board. We appreciate everything you do for the community while serving on the board. The countless hours are much appreciated.



Please remember that you are not allowed to add anything to the common area. This includes solar lights along the sidewalks. This is due to the fact that the landscapers do not want to accidentally hit anything placed in the common area and break it. If you would like to add anything to the common areas you will need to submit an ACC application to be approved by the board. Please remember if you add anything to the common area the board can ask you to remove this.



ANNUAL MEETING



This year the Annual Meeting will be held via zoom. You will need to send in your proxy even if you are attending the zoom call. The zoom call will be on mute the entire time and will use the chat during the meeting. This Annual Meeting will be a new style for all of us, so we appreciate your cooperation as we work through this together. If you have any questions about the Annual Meeting please let Amanda know.



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

Scoop The Poop

SEC RITY
Only thing missing is



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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

November 1, 2020

Community Speed Limit

Board Members:

President:

Jim Williamson

Vice President:

Tracee Crum

Treasurer:

Doug Muhlbauer



Proxy/Question Drop Off



You can drop your proxy and questions off at:

HOA policies
located on our website at:
www.sundialtownhomes.com

Please remember you must send in a proxy even if you attend the zoom call. We will be giving away 6 \$50.00 gift cards for those who send in their proxy.

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