

June 1, 2020

Good morning neighbors,

Welcome back to the monthly newsletter for the Sun Meadow Estates neighborhood. We hope everyone is healthy and well and enjoying the warm weather. The Board has been busy finalizing the transfer of accounting information to Crystal Properties and we had an opportunity to meet with Justin last week to give him a tour of the neighborhood, familiarize him with the infrastructure involved, and discuss covenant violation enforcement. We discussed some of the more common violations that we see in our neighborhood, mainly trailer violations and unsightly items, and what our expectations are for them handling this process moving forward.

At the Board's direction and beginning this month, Crystal Properties will be addressing and enforcing covenant violations. Because we value our small, quaint neighborhood and want to preserve our friendly community feel, we've asked Justin not to "nit-pick" every single detail of each property. However, we believe that it's important to finally set a standard of enforcement and as trailers and unsightly items has been a historic and ongoing issue in our neighborhood, we will begin addressing it immediately. We've included copies of the Covenants and governance policies so that you may review what these guidelines are as well as the fees associated with these violations. (Specifically Article V of the Covenants 'Property Use Restrictions and Protective Covenants' starting on page 7 as well as 'Covenant and Rule Enforcement' page 9 of the Governance Policies). Feel free to contact the Board if you have specific questions about the Covenants and policies.

Updates from Crystal properties:

You should have received a statement of your account this week. Please review it and contact Justin Windholtz with any questions or concerns. Some statements might have contained the old subdivision address we used with Spencer Inc. Please disregard this, we will get it corrected on our end.

The address where payments should be sent is:

**Sun Meadow Estates HOA  
c/o Crystal Property Management  
1512 Grand Avenue Suite 109  
Glenwood Springs, CO 81601  
970-945-7266**

Crystal Properties offers the option of auto draw of dues each month, which is a great option to make sure your dues are never late and you are not assessed late fees. You may still pay quarterly or annually by mailing a check. We encourage everyone to sign up for the option that works best for them.

Also, Crystal Properties will be creating a subdivision portal via their website for owners to utilize in order to view documents such as the covenants, governance policies, plat map, minutes, and look up pertinent Board and Homeowner meeting times and agendas. We will keep you posted on the development of this site.

Irrigation Updates:

As most of you are aware, we suffered a failure of our irrigation pump a week ago. Thankfully we had an older spare on hand to use while we repair the main pump. We will be taking the pump for service in

Grand Junction to assess if it was merely a seal, bearing, or other issue. For now, the backup pump appears to be functioning well.

Domestic Water Updates:

We currently have a leak on one of the domestic water pumps that if left, will create corrosion. We have asked our technician to order a new seal for repair.

The Board continued to work this month on the State water order, coordinating and following up with Zancanella to ensure our compliance of State deadlines. We anticipate that the Covid-19 situation may delay CDPHE's focus on our subdivision but we are committed to following through with our obligations to the State. We will continue to update you on this issue as it develops.

Notifications:

- Please continue to watch for emails keeping you up to date of any changes to the irrigation water. Potable water should not be used to irrigate lawns and all homeowners should be utilizing the irrigation water to irrigate. If you are having issues with your irrigation system or have a new lawn that must be watered during a shutdown please contact the Board to discuss options.
- Please review your statement of account from Crystal Property Management and call them with any problems or concerns you have.
- Crystal Properties will be taking over covenant enforcement this month. Violations will be sent letters of notification and uncorrected violations will be fined.
- We are hoping to start filling some potholes. Help us minimize the damage by avoiding driving in potholes until we can get them patched.
- Please continue to watch your speed in the neighborhood. We have had multiple complaints about vehicle speeds in our neighborhood and have observed many drivers clearly going over the posted 20mph. This has become a bigger problem as weather has warmed up, contractors and other non-residents are coming and going, and kids are home from school. Please help us by making sure that your guests, visitors or anyone doing work at your home is aware of the speed limit and the request for them to slow down.
- Please continue to leash your pets on walks. With the increased amounts of people walking/walking pets, unrestrained dogs present problems for other walkers/joggers and those with pets on leashes. Dogs should never be allowed to roam onto neighbor properties vacant or not, and all messes should be tended to. Thank you to those that have implemented this into their routines.
- Landscape requirements. If you have great ideas about landscaping in the neighborhood and you're interested in serving on a committee or collaborating with neighbors to help clarify the landscape policy, please contact the Board.

Draft Agenda for Executive Board Meeting June 24, 2020 at 6:30pm

- State water order updates
- Irrigation water updates

*Anyone wishing to address the Board or have an item placed on the June meeting agenda, please notify us for more information.*

Your HOA Board members are:

Pat Tucker, President

Carrie Church, Treasurer

Erica Gentry, Secretary