

May 1, 2021

Good morning neighbors and welcome back to the monthly newsletter for the Sun Meadow Estates neighborhood. This month's newsletter is a bit lengthy but contains important information for you to review.

**Updates from Crystal Property:**

Homeowners can utilize our website to view documents such as the covenants, governance policies, plat map, minutes, and look up pertinent Board and Homeowner meeting times and agendas. You can access the portal from [www.crystalproperty.com](http://www.crystalproperty.com) Under Associations, select Sun Meadow Estates HOA.

Dues: 2021 Dues are \$150/month. You can pay monthly, quarterly or for the year in advance.

**Please send all payments to:**

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

**Irrigation Water Updates:**

Water's on and things are greening up! We had to replace an old rusted out metal diverter on one of the boxes. We opted for a slightly more expensive stainless steel one so that we don't have to replace it again. So far our projected volume of water is looking pretty good. We have heard that the water furloughs won't affect our ditch so we only anticipate one week of having the water off during de-moss week. De-moss week is where the Silt Water Conservancy District turns off the water pumps to dry out the ditches and then sprays for moss control. Because the process is quicker when it's hotter, it's normally done around the beginning to mid-July. Emails will be sent prior to shut off letting you know when this will occur. Even though we are feeling better about the water situation this year, homeowners should always be prepared for the possibility of regulated watering times and days in the event that there is a change in available irrigation water.

**Domestic Water Updates:**

You probably received a notice from Zancanella about a TTHM violation this last month. We were notified by Zancanella that this was some sort of glitch in testing and the notices were part of protocol. At any rate, the "violation" was noted by the State as an outlier result and does not affect our water plan moving forward.

The Board is still working with Zancanella to provide information to the State to finalize our plan to mitigate the water order. Part of that process was providing a complete R/O inventory to provide to the State. Thank you to all who provided their information. It does need to be complete when turned into the State, so please know that if there were missing fields in the data you will be receiving a call or knock at the door by a Board member looking to get that information.

As we've been planning for years, eventually all homes will be required to have a working R/O system. At the request of the State, the Board is currently drafting a "water usage governance policy" defining the requirements of the plan. If you don't have one yet, we would recommend waiting to have one installed until the State finalizes their requirements.

The Board met with the owners of Zancanella to discuss their recent price increase, cost projections for future water infrastructure, efficiencies and billing transparency. They will be providing us with written estimates of projected costs spanning the next couple years so that we can more effectively budget for, and manage our reserves accordingly.

We will continue to update you as discussions with the State unfold. Please review the letter from the State so that you can be informed as we move forward in this process.

### **Signage in the neighborhood**

At the last Homeowner's meeting there was a discussion about installing a neighborhood entrance sign. Because there were several Homeowners expressing support for the idea, the Executive Board formed a committee responsible for researching details such as cost, material, number of signs, location, upkeep etc. associated with the installation. Their findings are attached to this newsletter. The Board is looking to get some feedback from Homeowners on this so that we can make a decision reflecting what you want to see. Please review the letter from the committee, then email us and let us know which sign you like and any other comments you have about the designs, locations, amount of signs, dog clean up bags etc. We appreciate you taking the time to give us your opinion!

### **Notifications:**

- Spring Clean up Day was a success! Thank you to all of our 15+ volunteers that came out to work around the neighborhood. Even our new neighbors the Gallegos and Ryan families to the South joined us. We were able to fix and straighten street signs, fill potholes, burn weeds along the pond and spread some gravel. There is still work to be done so we will likely have another work day in the future, but we are off to a good start.
- Please take a look around your property and make sure to clean up any "unsightly" items like equipment, materials, construction items, or junk and tuck away the toys like snowmobiles and atvs. All items should be stored indoors, in a garage, shop or shed etc. and out of sight of all neighbors. Thanks for your help keeping the neighborhood looking its best all year long!
- Questions about building regulations and Covenants? Please email the Board [sunmeadowstates@gmail.com](mailto:sunmeadowstates@gmail.com) for clarification. Don't forget to submit your plans to the Design committee for review!
- Please review the attached information on subdivision signage and provide any feedback you have to the Board to help us make a decision.

### **Draft Agenda for Executive Board Meeting May 26<sup>th</sup>, 2021 at 5:30pm**

- Crystal Property updates
- Water User Governance Policy
- Signage

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

Your HOA Board members are:

Pat Tucker, President

Carrie Church, Treasurer

Erica Gentry, Secretary

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Executive Board  
Sun Meadow Estates  
Homeowners Association