



Sundance Homeowners Association 2016 Spring Newsletter

For SHOA questions, please contact nick@highlandrealty.com or 303-466-6340.

Board Meeting: The SHOA board of directors met on April 19, 2016. The meeting minutes are available on the [Sundance website](#).



Common Area Lawns

Sundance common areas do not use any chemical pesticides or fertilizers. Organo-Lawn is the company that treats our grounds with organic fertilizers. Based on Colorado law, they do have to put up yellow warning flags. Be assured these are natural-based materials and are non-toxic and are not harmful to pets or children. Because we use organic products, you will see more dandelions than other chemical treated lawns. However, we feel it is important to protect our community, pets and wildlife health. For more information about their organic products please visit the [Organo-Lawn](#) website.



Our sprinkler system will be turned on soon. If you see sprinkler issues such as the heads not working correctly or coming on in the middle of the day, please let Highland Realty know

immediately so we can take care of it. If we have a dry, hot summer we may observe some brown patches.

Lawn Care: Please keep lawns well maintained and weeds to a minimum. We appreciate all the wonderful landscaping that has taken place in our neighborhood. OrganoLawn has some good [lawn care tips](#).



Sidewalk Improvements

At our 2015 Annual Homeowners meeting it was requested to make the bike access easier in Crystal Court leading to the Elks Park. We have done just that! We added a bike ramp up from the sidewalk and also added a triangular concrete piece at the sidewalk juncture to make it easier for bikes to turn.

Bee Safe Boulder

Several of our neighbors have bee hives and we ask that residents refrain from using toxic pesticides and fertilizers on



their gardens and lawns. You can get organic products at Harlequins Gardens and McGuckins that will work with weeds. Please consider pledging your household to [Bee Safe Boulder](#) and also learn about how to be a bee safe neighbor.

Downed Tree Limbs

The City of Boulder will do a free pick up of downed tree limbs. They will pick up in North Boulder during May 2-May13th. For more information [click here](#).

Home Improvement Projects



If you are planning to paint your home or do any outside major improvements, remember that these must be approved by the HOA Architectural Control Committee (ACC) before beginning work. If you are unsure on the covenant guidelines, review the Sundance covenants available on our [website](#) referring to **Articles VI and VII**. Please email our community manager Nick Conley at nick@highlandrealty.com and he will coordinate with the ACC on approvals.

Fence Guidelines

As our community is getting older so are our fences. We have had a lot of requests for fence upgrades in the past year. The ACC and the Board of Directors have approved fence guidelines for the HOA to help clarify the process of approval. You can download a copy of the [fence guidelines](#) from the [Documents](#) section of the website.



Trash Cans:

Please be mindful to keep trash cans inside your garage or on the side of your home not visible from the street. Please visit Western Disposal for their [collection schedule](#).



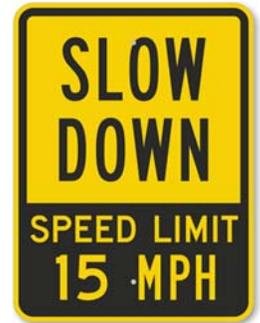
Check Outside Lighting



Please be sure to check your auto sensor outside lights on your garage. Since we don't have streetlights in our neighborhood these garage lights are essential to keep our neighborhood well lit at night for security and safety reasons.

Driving

We appreciate everyone driving 15mph in our neighborhood and not texting/talking on cell phones. We consider the safety of our children and pets a high priority.



Mailboxes

In order to improve the aesthetics of our mailboxes, we would like to ask homeowners if their sticker is looking worn, to please either remove or replace the sticker. Great activity for the kids!



Nextdoor is a private social neighborhood network. The City of Boulder is now piloting the use of [Nextdoor](#) to connect with residents and share neighborhood-specific information. You can also [learn more about the city's Nextdoor pilot](#), including the kind of messages that Nextdoor users can expect to see from the city.

Short Term Rentals

The city of Boulder short term rental ordinance took effect on January 4, 2016 allowing homeowners to apply for a license to rent their property for less than 30 days at a time. A short-term rental must be the owner's principal residence, meaning the owner must reside at the property. A short term license is required. For full details and information see the [City of Boulder Short-Term Rentals](#) website.