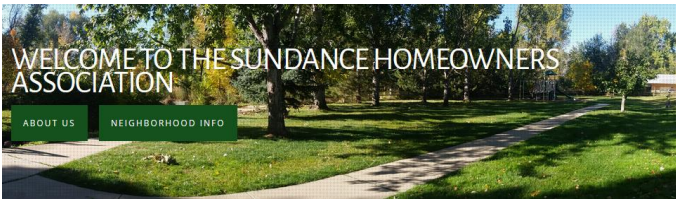




Sundance Homeowners Association 2018 Spring Newsletter

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



Sundance Website

In February we updated our [HOA website](#) to a WordPress platform. The website includes information on:

- HOA history and background
- Governance documents and policies
- Meeting minutes from board and annual meetings from 2008-2018
- Newsletters from 2007-2018
- Neighborhood reminders
- Dues information

Governance Document Amendments

This year we are in the process to amend and revise our governing documents, Declaration of Covenants and Articles of Incorporation. We had terrific response from our homeowners on our initial survey conducted in early March. We will be working with our attorneys, Orten, Cavenagh and Holmes (OCH), to develop the first revised draft. Our attorney will be guiding us on what changes we can make based on city and state regulations as well as our Planned Urban Development (PUD) agreement. Once a first draft has been reviewed by the board and ACC, we will be holding a meeting with homeowners to review the changes. Our goal is to have final documents ready for approval by the homeowners at our annual HOA meeting held in October.

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.



Tree Removal

In early April we had quite a few trees removed from our HOA community. We are being proactive to remove our Ash trees from the Sunrise Court area in lieu of the Emerald Ash Borer (EAB). We have been monitoring these trees for EAB for over four years. Our tree experts have said we are on

borrowed time before our trees are infected. Once they are infected we are required by law to remove them. It is more expensive to have a tree removed after it is infested than removing it preemptively. We removed four trees from the Sunrise area in April and plan to replant some tree saplings near their location. We also had to remove a large willow from the east creek and cottonwood from Crystal Ct area. It always saddens us when we have to remove trees but we only do it cases of disease, safety and/or the tree is no longer alive. Board member, **David Julie**, is one of our resident tree experts along with our tree service provider, [Taddiken](#). He has been extremely helpful in providing guidance, caring for our trees and planting new seedlings. We are grateful for his continued service on the board and helping to keep our trees healthy!

If you have Ash trees in your own backyard, we encourage you to review the [Emerald Ash Borer](#) information page on the City of Boulder website.

Here is also another great link to information nationally on the [Emerald Ash Borer](#).



** This newsletter services to satisfy the HOA education requirement mandated by the State of Colorado.

Home Improvement Projects



If you are planning to: paint your home, make landscaping changes, replace fences, erect structures or do any outside major improvements to your home, 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 **30 days prior** to any improvement changes at nick@highlandrealty.com and he will coordinate with the ACC on approvals.

Yard and Lawn Care: Please keep yards clean and free from trash and storage. We appreciate lawns being well maintained and weeds to a minimum. We take pride in our neighborhood looking good for potential sale of homes and rental properties. We appreciate all the good care our homeowners place in the care of their lawns and gardens which increases the value of our neighborhood.



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 by using non-toxic products. For more information about their organic products or [lawn care tips](#) please visit the [Organo-Lawn](#) website.



Bocce Ball available in Sunrise Ct.

Once again, we will have the Sunrise Court gravel area for Bocce Ball. ACC member and homeowner, **Ralph Doane**, donated the bocce balls last year! The bocce ball box will be located next to the gravel area after we get through all the Spring snows. Here are some [basic rules](#) on how to play Bocce, if you have not done it before. Please put the balls back in the box after use.

Guest Parking

Our guest parking spots in the cul-du-sacs are intended for guests and should not be used for long-term storage for any type of vehicle. Any vehicles found parked longer than 30 days will be towed away.

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.

Fire Hydrants and Access

All fire hydrants in our neighborhood are serviced and maintained by the City of Boulder utilities division. [City law](#) requires that all posts, fences, vehicles, shrubbery, storage and/or any other materials may not be placed within **five feet of fire hydrants**. It is illegal to park in front of a fire hydrant. The east driveway in Dawn Court is the fire truck access into our community. This driveway and gate must not be blocked at any time. We ask that homeowners do not use this fire gate to access 28th street but instead use the east creek pathway. We have repaired the fire gate multiple times due to misuse.



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City of Boulder Neighborhood Services

The City of Boulder engaged a few years ago a department to support neighborhoods. [Neighborhood Services](#) provides community and HOA trainings, provides grants for neighborhood projects and loans out a block party trailer for communities.

Trash Cans: Please be mindful to keep trash, recycling, compost bins inside your garage or on the side of your home not visible from the street. Please visit Western Disposal for their [collection schedule](#). As an eco-friendly neighborhood, we also encourage you to recycle and compost your waste. Please visit eco-cycle to download the [A-Z Recycling Guide](#) for all items that can be recycled in Boulder County.



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!

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.



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