

# SunMarke Community Association

November 2010

Dear SunMarke Community Homeowner(s):

Please find below some information matters related to the SunMarke Community Association for your information.

## **COMMUNITY UPDATE PROVIDED BY KURT WOLTER:**

Keyser Creek Avenue has been completed through Stroh Ranch Filing 18B to French Creek Avenue which should substantially reduce traffic through the neighborhood on Ventana Street. Filing 18B consists of 170 single family home lots which are preliminarily platted. There has been no interest in these lots from homebuilders and it is not expected that they will be developed for at least 1 to 2 years.

Stroh Ranch Filings 17B and C are the completed lots surrounding the recreation center. They consist of 80 single family home lots and approximately 75 townhome lots. Filing 18A consists of 9 completed single family home lots across from the school on E Calendula Drive. There has been some interest in these lots from homebuilders but it is not anticipated that they will be sold in 2011.

SunMarke Filing 1 is located across French Creek Avenue to the north of the SunMarke Station townhomes. It consists of 222 single family home lots which are preliminarily platted. It is not expected that these lots will be developed for at least 1 to 2 years.

Currently there are 14 completed and occupied townhomes in SunMarke Station plus 52 townhome lots including 2 7plex foundations along French Creek Avenue and E Saskatoon Place. These 52 lots have been purchased by the Olympia Holding Company and they have started construction of 14 townhomes on the 2 foundations. The new townhomes will be the same design as the existing buildings.

The remainder of Anthology to the west of SunMarke is approximately 2750 acres zoned for 5300+/- homes. Approximately half of this property which lies south of the Stroh Road alignment is in the process of being foreclosed upon by the previous owners of the property, however the foreclosure has been delayed by a court injunction from the Town of Parker and the Parker Water and Sanitation District. It is uncertain when the foreclosure will be finalized. In the meantime the owners of the remainder of the property are waiting for the market for new homes to improve before they decide how to proceed with the development of the Anthology.

Douglas County has begun construction of Hess Road from Chambers Road to I-25 at the Castle Pines interchange. They are also under construction of Main Street through to I-25 at the new Ridgeway interchange. Both roads are scheduled to be completed by the end of 2011.

**TOWN OF PARKER CODE COMPLIANCE:** A homeowner in attendance at the Annual Membership Meeting requested information on who they might be able to contact at the Town of Parker for code compliance issues on vacant lots, etc in the community. The Town of Parker Code Compliance Office is Randy Lewis and his contact information is [rlewis@parkeronline.org](mailto:rlewis@parkeronline.org) or 303-805-3108.

**2011 BUDGET APPROVED:** At this years Annual Membership Meeting held on November 4, 2010, the 2011 proposed budget was reviewed and approved by the members in attendance at the meeting. The assessment rate for 2011 will remain the same as 2010 at \$240.00 per quarter.

**BOARD OF DIRECTORS MEETING:** The next Board of Directors meeting has been tentatively scheduled for Wednesday January 19, 2011 at 10:00 a.m. at the PCMS offices. Please contact our office at [corpoffice@pcms.net](mailto:corpoffice@pcms.net) if you plan on attending this meeting so that we can notify you if for any reason the meeting date or time is changed.

**SNOW REMOVAL REMINDER:** As you are aware, the Town of Parker handles the snow removal of the public streets in the community. Our office received two calls from owners after the last snow storm that where unclear about who is responsible for the snow removal of the public streets. For most mid-sized snow storms the Association has been advised that what the Town refers to as high priority streets will for the most part be the public streets that receive regular snow removal attention. The Town considers high priority streets to be main arterials and all school bus routes. If you have questions regarding the Town of Parker's policy for street snow removal, please contact the Town of Parker Public Works Department at 303-841-0353. The Association is responsible and your assessment does pay for snow removal at the community center and around the mailbox areas in the community.



**PORCH LIGHTS AGLOW:**

The long winter nights and short winter days are upon us again. The long dark nights are the perfect opportunity for the criminal element to strike. The best way to prevent criminal activity is to keep the area well lit. If you are worried about cost, don't be too concerned. Studies show the demand is low at that time of day, so there is only a nominal cost. That makes the porch light a relatively inexpensive way to protect your valuables. There is much more expensive crime fighting equipment out there, but the police even suggest that leaving your light on is the best deterrent to a would be criminal. For the best savings, use a 40 watt, 130 volt bulb. Light also prevents accidents.

**COMMUNITY E-MAIL ADDRESS DATABASE:** We would like your e-mail address. A request is being made to all homeowners to please provide your e-mail address to the Association through our management company PCMS. Our goal will be to utilize this database to establish an additional communication line for various information. We would appreciate it if you would please send your contact e-mail address to [corpoffice@pcms.net](mailto:corpoffice@pcms.net)

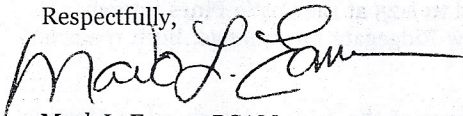
**COMMUNITY CENTER RENTAL PROCESS:** While many homeowners have utilized the Community Center for personal events such as birthday or holiday parties, we wanted to remind the entire community that the center is available for rental by homeowners in good standing with the Association by contacting PCMS. The cost to use the center is \$65 if you plan to use the kitchen or \$45 without the kitchen and there is a refundable \$250 damage deposit which is returned to you if there is not any damage or clean up required at the center. All you need to do is contact Jessica at PCMS to check availability, complete the reservation agreement and submit back to our office along with two checks made payable to SunMarke Community Association. Please contact us if you have an interest in holding an event at the Community Center. The only event that is not permitted would be for business use where money is exchanged between parties. The maximum number of occupants is 75.

**MESSAGE BOARD SIGNS:** There are four message board signs installed at the mailbox locations within the community. If you are interested in having information posted on the message boards in the community, please email your request and specific information you desire to have posted to PCMS at [corpoffice@pcms.net](mailto:corpoffice@pcms.net). Items posted will remain on the message boards for no more than two weeks, unless otherwise requested and approved. Please do not tape items to the outside of the message boards.

**PCMS OFFICE HOURS:**

Monday through Thursday from 8:00 a.m. to 4:30 p.m. and on Friday from 8:00 a.m. to 12:30 p.m. The office address is 7000 S. Yosemite Street, Suite 150, Englewood, CO 80112. Fax number is 303-224-0002 and the e-mail address is [corpoffice@pcms.net](mailto:corpoffice@pcms.net). If you have an after hours emergency, you may contact our main line at 303-224-0004 and an on call representative will be contacted to respond to your emergency.

Respectfully,



Mark L. Eames, PCAM  
for the SunMarke Community Association, Inc.

**Member Notification Information**

**Community Legal Name:** SunMarke Community Association, Inc.

**Date Declaration Recorded:** April 14, 2003

**Fiscal Year:** January-December

**Assessment:** \$240 per quarter

**Assessment Includes:** Landscape maintenance - Common Area; Covenant and Architectural Control; Trash Removal; Liability Insurance on the Common Area; Replacement Reserves; Community Center and Pool Facility Operations

**Community Representative:** Mark L. Eames, PCAM

**Management Company:** PCMS

**Address:** 7000 S. Yosemite Street, Suite 150, Englewood, CO 80112

**Contacts:** 303-224-0004 - office; 303-224-0002 - fax; [corpoffice@pcms.net](mailto:corpoffice@pcms.net) - email

**Documents:** Documents are available by e-mail, fax or mail if requested in writing.

**Check Policy:** By issuing or providing a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account, or to process the payment as a check transaction.