

NEWSLETTER

SUNSET WEST HOA

SUMMER 2016

HOA BOARD POSITIONS

Marshall Jung is stepping down as Board President. Thank you to Marshall for his service. Nick Young is acting as interim President until elections can be held. Elizabeth Niere has stepped up to fill in as Interim Secretary until elections as well. These volunteer positions help keep our HOA running smoothly and ensure the benefits to Sunset West residents don't fade away. Please think about filling any of the open positions (President, VP or Secretary). To be considered for a board position, please indicate your interest to Sue Kafer or Nick Young. Thank you!

WASTE CONNECTIONS

Weekly trash pickup and biweekly recycling pickup is part of your HOA dues. If you need new containers for either of these, they can be ordered by calling Waste Connections 303-288-2100 Tom Wamsley x 57886. A guide to recycling is available at:

<http://www.wcdenver.com/assets/docs/Single-Stream-Recycling.pdf>

Sue Kafer contacted them about possibly switching back to Tuesday pick up. Waste Connections explained that they cannot change as this routing fits their need for efficiency. As we are getting a good price we decided to maintain our contract with them.

AFTER HOURS NOISE

Please be considerate of all your neighbors. Parties or gatherings outside late at night are disruptive. Especially as the weather warms, please take a moment to be kind to those nearby if you move the fun outside. Thank you!

RECYCLE

Did you know that there is a bin for scrap metal recycling behind the ARC?

If you have any information you believe would be helpful to residents let us know!

HOMEOWNER'S MEETING

The annual homeowner's meeting was held April 26, 2016 at Lilley Gulch. Here are some highlights from that night:

- **Dues increase (due before June 30th)** –This year's budget was approved at the meeting and the increase of \$40 begins to build the reserve funds required by SB 100. The plan is for the \$40 increase to go away once we are in compliance.
- **Fires** - no open fires or wood burning fires. Propane and gas fires are allowed but please keep the fire attended at all times.
- **Parking** – please use common courtesy and follow county ordinances regarding parking of any trailers, boats, RVs or any other vehicles.
- **Urban Drainage** is now conducting mowing on the east side of Flower. The open space on the west side of Flower will not be added to their schedule until a dispute with a property owner adjacent to us can be resolved.
- **Church parking** has been problematic on Sunday mornings. Jeffco put in signs for no parking on one side of the street which helped greatly. There is likely going to be a parking structure built.
- **Talk to your neighbor if you have a problem as a first option** and then call the appropriate city/state/county department to handle (Sheriff, Urban Land, etc).

Please contact sunsetwesthoa@yahoo.com if you have any questions or comments/suggestions. Thank you!

Anthony, Michelle and Grant Masucci 9064 W. Capri Ave.

The Masucci Family moved into the community in 2015 after a long search for a home. They were focused on a few Littleton neighborhoods, but the homes in Sunset West were first on their preferred list based on the wonderful neighborhood. Anthony works in the Banking industry and his wife Michelle works in the medical field. Their son Grant just turned five and will be going to Kindergarten. He is excited about his new home and about making friends with children in the neighborhood. Anthony is a Colorado native, but Michelle is from Texas. The family enjoys camping, gardening, and cooking. They look forward to meeting new neighbors and making friends.



SUNSET WEST

HOMEOWNER'S ASSOCIATION

www.neighborhoodlink.com/littleton/sunsetwest

email: sunsetwestHOA@yahoo.com

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Jamie & Meagan Milliman, 9122 W. Lake Dr.

Jamie and Meagan moved into the community in 2015 with their two children, Jude and Annika. Jude will be attending second grade in the fall and loves riding his bike, taking Taekwondo classes and being a big brother. He was very excited to meet the other kids in the community and has already made some wonderful friends! Annika is only two and half and loves taking care of her baby dolls and trying to run off with brother's toys! Meagan and Jamie are both in law enforcement and have been for several years. Their family enjoys traveling, boating and attending baseball games. They are all extremely happy to moved into Sunset West, have met many wonderful neighbors so far and can't wait to meet the rest of the community.

DRIVING SPEEDS

We have had numerous complaints about dangerous driving speeds in the neighborhood. **PLEASE PLEASE PLEASE** realize that there are pets, children and regular folks around every bend! Be kind to yourself and everyone else and **SLOW DOWN!**

HOA DUES PAST DUE

There are a number of homeowners who still owe their 2016-17 HOA dues. The **\$240 rate goes up after June 30th** \$20 each month that is not paid. As of July 1st, outstanding dues are \$260. August 1st that goes up to \$280. If you have dues that you need to pay please get payment to Treasurer Sue Kafer as soon as possible. Please email sunsetwesthoa@yahoo.com if you have any questions.

ARC REVIEW

The architectural review committee will be surveying the neighborhood soon and sending letters to violators. If you receive a letter, please take this as an opportunity to renew your commitment to keeping Sunset West a beautiful place to live.

TREE UPDATE

The wet spring has brought some relief for dry lawns but new problems are cropping up. Please take a look at your trees to see if they need any care.

- Overgrown (or dead) limbs or shrubs. Please ensure that your limbs are not drooping onto the sidewalk. Also check that they are not exerting too much force on your fence.
- Any tree trimmings that are too big for your dumpster may be bundled and tied in 3 ft lengths.
- Leaf-curl aphids. The ash trees in the area are a favorite of these insects.



Although you can spray for the pests they are not harmful to healthy trees. Alternative remedies include spraying with water to dislodge the aphids or buying lady bugs (aphid's predator).

Elizabeth Niere and Drew Parker 9254 W. Capri Ave.

Drew and Elizabeth moved into the neighborhood late last summer. Drew was born and raised in Colorado. He attended college in Boulder and is a practicing Chemical Engineer. Elizabeth was raised in Arizona, attended college in Dallas and came to Colorado for a job. She initially started in public accounting and is now a Financial Analyst. Drew enjoys running while Elizabeth likes to play golf.

They both are looking forward to the summer to plant in their garden and explore Colorado. They are both excited to be a part of this community and say hello!

Sunset West HOA Board

President – POSITION OPEN

Nick Young, Vice President
8904 W. Capri Ave., 303-868-7929

Interim Secretary – Elizabeth Niere
9254 W. Capri Ave., 480-223-3101

Sue Kafer, Treasurer
8921 W. Lake Dr., 303-349-8091

ARC Committee

Alan Baxter
8931 W. Lake Dr., 720-219-2304

Twana Dryer
5981 S. Estes, 303-973-6756

Drew Parker
9254 W. Capri Ave.

Nancy Walrath
9233 W. Capri Ave.

Brian Ahrens
8921 W. Lake Dr.

NEIGHBORHOOD BARBEQUE

Come to connect with neighbors, enjoy some food, run through the sprinklers!! Bring a side dish to share and have some fun!



**Saturday, August 20th
4:00 p.m.
9052 W. Lake Dr.
303-880-0483**

Matt and Sue Tyler 8894 W. Capri Ave.

Matt and Sue Tyler have twin 12 year old boys-Aaron and Wyatt. And a cute chihuahua named Snoopy. They have lived in Colorado for 20 plus years. The family moved into Sunset West in October.

Matt is the Head Mechanic at Glenmoor Country Club. Sue is a school teacher at Molholm Elementary. The boys are going to be 8th graders at Ken Caryl Middle School.

CLEAN UP DAY

Sunset West will soon be holding a cleanup day to tidy the area around our entry signs. Please come to help with labor, materials or even snacks if you can't participate yourself. This is a great way to show your love for our community. Look for email (and signs) for the date.

Input Needed

Please take a minute to think about how you would like this area to look by reviewing suggestions below for future newsletters.

Please let me know what you think!

Karen Lest (lest@jakrabbbit.com)

- Keep it just neighborhood news, no advertising
- Let any neighbor who runs a business list it in the newsletter as a resource guide
- Recommendations list of any businesses that people like and want to support
- Allow half page advertising, possibly at the price of printing and postage

SUNSET WEST HOME VALUES

Zillow is a great website to discover your neighborhood and look at homes that have sold or recently refinanced. But just how accurate is the Zestimate? Zillow pulls their information from the assessor's website and information that anyone has inputted to help sell a home. Zillow repeatedly states that their information does not substitute for a professional appraisal and also that the amount of data available to Zillow directly reflects the accuracy of the Zestimate. Have your realtor look into the similar, nearby community of Governor's Ranch for a better idea of the value of your neighborhood.

Excerpts from an article by Justin Phillips of Cherry Creek Properties, LLC.

FUTURE NEWSLETTER PREVIEW

If there are any issues you would like to see addressed in future newsletters, please contact Karen Lest at lest@jakrabbbit.com. Thank you!