

Sundance Homeowners Association 2021 Spring Newsletter

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

Spring Reminders

As the warm weather returns and neighbors begin to enjoy our outdoor common areas, here are a few friendly reminders:

- Common areas are for residents and guests and are marked by new HOA signage.
- **Please drive 15mph** in the neighborhood as kids, pets and people are walking and cycling in the neighborhood.
- HOA covenants require **dogs to be on a leash** in the common areas. A [dog license](#) is required for all dogs over the age of four months, living within the city limits of Boulder.
- The east driveway in **Dawn Court is the fire truck access** into our community. 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.
- 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.

Spring Clean-up

We take pride in our community to have a well-groomed front and back lawns. We all enjoy strolling through our community enjoying each other's gardens. Please take advantage of this "at home" time in the next week to clean up your yards for Spring. Remove any snow equipment and other storage from your yards. Be sure to put your trash containers either inside your garage or on the side of your homes away from view.

Trash Cans, and Compost, and Bears, Oh My!

Hibernation for Boulder-area bears is over, and they are hungry after a long winter slumber. We do have bear activity in the neighborhood, so take some simple precautions to prevent them from rummaging through your trash and compost for a meal.

- Consider composting your food waste in a bear-proof bin from Western Disposal. Composting

food is better for the environment and a locking bin also makes it harder for bears and pesky raccoons to get in there.

- Put your bins out the morning of collection rather than the night before. Bears are active at night and love a midnight snack from your containers.

Contact [Western Disposal](#) to request locking bins: or call their customer service at 303-444-2037. For more information on waste and bears, check out - [Be bear aware!](#)



Farmers' Ditch

Because of COVID-19 closures last summer, we saw unprecedented use of the [farmers' ditch](#) that runs through Sundance. Most of the kids and families gathering and swimming in the ditch were not from the neighborhood, and this activity created problems with excessive noise and erosion of the ditch banks.

Though we understand the extraordinary circumstances of that time, the board is working to prevent the same issues this summer. We are posting additional signage at the bridge near Elk's Park to discourage use by non-residents.

For HOA member families, children, and their guests, please be mindful of the homeowners who live along the ditch and keep noise to a reasonable level. The ditch company discourages wading and swimming in the ditch as the water is used for municipal water and agriculture.

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



Home Improvement Projects

As a supplement to the revised [Declaration of Covenants](#) the board created [Design and Landscape Guidelines](#) to provide further clarity on exterior

improvements to your homes and yards. In these guidelines you will find more standards related to the following:

- Accessory buildings
- Additions and expansions (to your home)
- Air conditioning equipment
- Decks
- Fences
- Exterior Lighting
- Landscaping and maintenance
- Painting
- Play equipment
- Outdoor fire pits and grills - only gas grill allowed - no wood-burning nor charcoal
- Windows

If you are planning any exterior or major landscaping improvements listed above **they must be approved by the Architectural Review Committee (ARC)**. All requests must be in writing via the [Architectural Request Form](#), located on our website under Neighborhood Info.

Please email the form to our community manager Nick Conley 30 days prior to any improvement changes at nick@highlandrealty.com. Nick will coordinate with the ARC on approvals.

Neighborhood Climate Action

The City of Boulder is sponsoring an [Accelerated Neighborhood Climate Action \(ANCA\) Pilot Program](#) to support and establish a network of neighborhood climate leaders and help neighborhoods develop broader networks to support their ongoing climate leadership. The program will support planning to identify and involve individuals and families in adopting practices that will lower their carbon footprint as well as the community's, one neighborhood at a time.

Sundance is one of three city neighborhoods selected to participate in Phase I of the pilot program. KJ McCorry

and Thomas Ruprecht are co-chairs for the Sundance HOA Climate Action Committee which includes Jennifer Lynch, Paul McCormack and Eleanor Needy. The Sundance committee worked with the ANCA coordinator/facilitator team in March and early April to organize the April 10 Sundance Climate Action Forum which took place virtually and was attended by 12 homeowners.

One of the leading plans is to request a grant from the city which will enable Sundance to be the first neighborhood outside of California to pilot an innovative program called [Cool Block](#). Cool Block utilizes a robust on-line platform to provide the community with building tools, prescriptive carbon footprint reduction, and resilience actions. The program enables strong community-building to develop climate action plans that reduce carbon footprints at the household and neighborhood levels as well as build neighborhood resilience in event of climate and other emergencies.

Please be on the lookout for future e-mails regarding how you can become involved in Sundance's climate action efforts!

Be Green - Recycle and Compost



As an eco-friendly neighborhood, we also encourage you to recycle and compost your waste. Eco-cycle has an [app](#) with an easy directory on how to recycle almost anything in Colorado. For a printed version, you can get one from our mailbox area or visit eco-cycle to download the [A-Z Recycling Guide](#) for all items that can be recycled in Boulder County.

Link to Western Disposal guidelines for [recycling](#) and [composting](#).

2021 Summer Neighborhood Social

Because of continued COVI-19 restrictions, we will again postpone this annual gathering. We're looking forward to a time when we can get together.

Save the Date: Community Clean Up Day!

Friday, June 4th: 5:30pm - 7pm. All ages welcome!

Stay for all or as little time as you'd like, no time commitment requirement.

We will meet at the Elks Park shelter at 5:30pm to divide and conquer trash pickup along the Four Mile Creek and Elks Park. Trash bags and boxes for recycling will be left at the shelter area, so if you show up late, grab a trash bag and see what you can find. We will try to cover the Four Mile Creek bed area and pathway from 26th street to 30th street, Elks Park and the Elks Park parking lot, and along the Farmers Ditch area between 26th and 28th streets.

Please dress appropriately, boots and gloves **STRONGLY** recommended.

NOT Provided: Gloves and face coverings.

Provided: Trash bags and complements.

For questions, please reach out to Lindsey Sharp, board member directly at lindseymay@gmail.com

We hope to see you there!

(The community clean up crew from 2018!)



Thank you for your service!

Thank you to the volunteer service of our HOA board members and Architectural Review Committee. They strive to keep our community well-maintained and engaged!

Board of Directors: K.J. McCorry, President; Kim Rider, Vice-President; Samantha McBride, Treasurer, Paul McCormack, Secretary; Lindsey Sharp, Director; Leslie Ruprecht, Director.

Architectural Review Committee: Kim Rider, Chair, Ralph Doane, Carrie Mabie, Thomas Ruprecht and Mark Mortell.