

# SHOA Neighborhood Update

## April 2014



### 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.



### Home Improvement Projects

If you are planning to paint your home or do any outside improvements, remember that these must be approved by the 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](mailto:nick@highlandrealty.com) and he will coordinate with the ACC on approvals.

**Board Meeting:** The SHOA board of directors met on April 7, 2014. The meeting minutes are available on the [Sundance 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](#).

**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](#).



### 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.

**Emerald Ash Borer:** While the Mountain pine beetle is responsible for the destruction of much of the Colorado mountain forests, experts believe that the [Emerald Ash Borer](#) could be equally as destructive to our urban forests. Experts discovered the Emerald Ash Borer in North Boulder on September 23<sup>rd</sup>, 2013. Prior to discovery, the Ash Borer was responsible for the death of more than 50 million ash trees in 20 different states. There are approximately 1.45 million Ash Trees in the greater Denver area, and all are at risk. The Sundance common area has 13 ash trees, 12 of which are located in the Sunrise common area and the 13<sup>th</sup> is located in the Crystal Court common area. There are currently [two pesticide treatments](#) available. Both treatments involve toxic chemicals that have been known to cause harm to wildlife and other insects that eat from the tree. These treatments are also not 100% effective and could therefore be a futile waste of money for the HOA. The board has decided that it will not treat the Ash trees in the area and will instead remove them once signs of infestation are apparent. The removed trees will all be replaced by a different type of tree.



Here are some non-technical characteristics of [Ash trees](#) to help you determine whether you have Ash trees in your yard:

- Leaves drop from the tree during autumn.
- The ridged pattern of the bark on the trunk has an elongated diamond shape.
- Woody side twigs near the end of a branch occur in opposite pairs - one on each side, like a person's arms. Not alternating - a twig to the left, then further along the branch a twig to the right.
- A leaf viewed from above has the outline of a canoe viewed from above, slightly rounded on the side nearer the branch. With slightly jagged edges.
- Several leaves occur along a non-woody stalk attached to a woody twig.



For questions, please contact [nick@highlandrealty.com](mailto:nick@highlandrealty.com) or 303-466-6340.