



Sundance Homeowners Association 2019 Spring Newsletter

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

Governance Document Amendments

In 2018, the board and Architectural Review Committee met over the course of the year to amend and revise our governing documents, Declaration of Covenants and Articles of Incorporation. Per our current, Declaration of Covenants these documents should be updated every 20 years. We have been working closely with our attorneys, [Orten, Cavenagh and Holmes](#) (OCH), to develop drafts. Our attorney has been guiding us on what changes we can make based on [Colorado Common Interest Ownership Act](#), city and state regulations as well as our Planned Urban Development (PUD) agreement. Soon, the members of the association will receive an email to review the draft and provide initial feedback. Then, in the summer we will hold our first homeowner meeting to review these draft governance documents. Our goal is to have final documents ready for approval by the homeowners at our annual HOA meeting held in October 2019.

Board Member Changes

David Julie has resigned from the board of directors. David has served on the HOA board for five years and as Secretary two of those years. David has been our resident tree expert. He has planted and cared for many of the new trees in our common areas. We are grateful for his service and contributions to our community.



Paul McCormack based in Sunrise Court is our new Secretary for the HOA.



Exterior Structures and Sheds

If you are planning any exterior improvements in the way of sheds or structures the following is important information to know. First, any exterior improvements

must be approved by the Architectural Control Committee (ACC) All requests must be in writing via the [Architectural Request Form](#), located on our website.

Based on the original Planned Urban Development (PUD) for the neighborhood, there is a ratio of open space to building coverage specified in our neighborhood.

In order to exceed this ratio, in addition to a City of Boulder building permit a “[minor modification review](#)” is also needed. This minor modification review is a site review of our sub-division to ensure there is appropriate open space and can cost up to \$1000 for the application. The city has certain limits of how much extra square footage or building coverage can be increased within a sub-division. This is due to keeping good drainage and the ground intact.

This minor modification is separate from a City of Boulder building/construction permit. The minor modification review will be required in order to get a building permit. If you submit a request for an exterior structure or shed, then the ACC can only provide a “conditional approval” contingent on the minor modification review and the City of Boulder building/ construction permits.

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

Home Improvement Projects



If you are planning to make any exterior improvements to your house such as: painting your home, making landscaping changes, replacing fences, erecting structures or do any outside major improvements, remember that these must be approved by the **HOA Architectural Control Committee (ACC)** before beginning work. If you are unsure on the current covenant guidelines, review the Sundance covenants available on our [website](#) referring to **Articles VI and VII**. Please complete the [Sundance Architectural Review Form](#) and email it to our community manager Nick Conley **30 days prior** to any improvement changes at nick@highlandrealty.com. Nick will coordinate with the ACC on approvals.

Fire Access

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.



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.

Tree Removal

We continue to monitor our remaining Ash trees for Emerald Ash Borer (EAB). Our tree experts as of April 1, 2019 have not detected EAB. Once the trees are infected, we are required by law to remove them immediately. 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.

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.



Recycle



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

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.



Games in the Common Areas

This summer there will be two types of games available in the common areas. In Dawn Ct, there will be a badminton net and equipment available courtesy of David Meldman. If you would like to play, feel free to reach out to David Meldman directly at (303) 818-6100. There will also be Bocce ball available in Sunrise common area provided by Ralph Doane. Thank you to both David and Ralph who provide the equipment for both these activities to use for everyone in our community.



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Community Clean-up Day – May 4, 2019

Thank you to everyone who showed up for the community clean-up day on May 4, 2019! The clean-up crew collected so much trash along the Four Mile creek path and in Elks Park. A good reminder to avoid using packing peanuts if you can because they love to end up at the creek. Odd finds of the day: a lot of socks, full beer bottles, a bench, and a soccer ball.

Thank you to board of director, Lindsey Sharp who helped organize and coordinate the event. It was a gorgeous day for this community event.



2019 Summer Neighborhood Social

Save the date on **Sunday, July 21st from 4-6pm** for our neighborhood social community picnic. Board member, Leslie Ruprecht will be coordinating this event with more details to come with location and details.