

# Sundance Homeowners Association 2023 Spring Newsletter

For SHOA questions, please contact [hpancratz@msiho.com](mailto:hpancratz@msiho.com).



## Revised HOA Policies

As a result, from the new law in Colorado HB 22-1137- [Homeowners Association Board Accountability and Transparency](#), the HOA was required to amend two of our policies 1) [Covenant and Rule Enforcement Policy](#) and 2) [Collection and Unpaid Assessments Policy](#). We encourage you to review these policies and reach out if you have questions.

Based on this new HB 22-127 mandate, the process of notification of covenant enforcement will be more formalized. We have asked MSI to send one “observation” letter via email if they notice a covenant issue before the formal violation letter process begins with our new covenant and rule enforcement policy. MSI will now monitor how many violation letters have been sent before issuing a fine.

## Board Meeting

The board met on Tuesday, April 11, 2023. The board met the new MSI community management team. The board conducted a walk-thru of the community and met to review financials, amended policies, MSI process changes, xeriscape options and community engagement activities. On the [Meeting Minutes](#) section on the SHOA website is a copy of the board meeting minutes.

## 28th Street Common Area

In an effort to reduce water usage for the HOA, the 28<sup>th</sup> Street Common area we will reduce mowing and water to keep the grass longer.

## Summer Neighborhood Social

We will host a Sundance neighborhood social on Sunday, June 25<sup>th</sup> from 4:00-7:00pm in the Crystal Court common area. A calendar invite was sent out in March to all homeowners and residents to save the date. Food and drinks will be provided. We hope you will join us!

## 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 time this month 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.

## Home Improvement Projects

As a supplement to the [Declaration of Covenants](#) the [Design and Landscape Guidelines](#) 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 submitted via the [MSI Sundance Web Portal](#).

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



### Community Clean Up Day

Thank you to everyone who came out to help clean up our neighborhood on Saturday, April 16 and surrounding green spaces in the Elks Park and along Four Mile Creek. The volume of trash we pick up every year is always astonishing!

Number of Participants: 12+

Hours worked: 18+ hours

Strangest Find: Uncracked, undyed egg



The space looks beautiful and clean! A huge thanks to the City of Boulder for providing us the necessary supplies and support for the event. It made this year clean up easier and safer.

### New Compost Guidelines



As an eco-friendly neighborhood, we also encourage you to recycle and compost your waste. As of April 1, 2023, the compost guidelines have changes. This is to help clean up the compost from plastic and non-biodegradable materials. Click [here](#) for a downloadable version of the new compost guidelines.

We encourage you to recycle and donate household goods you no longer need or use. Refer to the [A-Z Recycling Guide](#) for all items that can be recycled in Boulder County.

### Spring Reminders

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

- **Please drive 15mph** in the neighborhood as kids, pets and people are walking and cycling in the neighborhood.
- When biking in our community please slow down, especially with e-bikes.
- 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 28<sup>th</sup> 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.

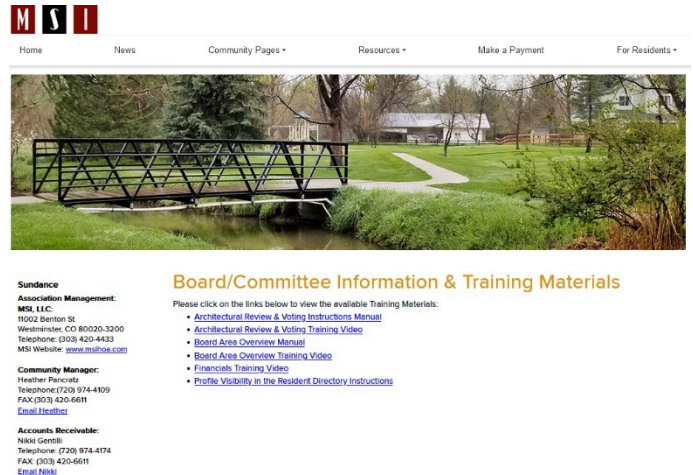
## MSI Sundance Web Portal

If you have not already, we encourage you to set up an account with the new MSI Sundance Web Portal. The following [video](#) will provide you instructions on how to log in and an overview of what is located on this web portal.

## Thank you for your service!

Thank you to the volunteer service of our HOA board members. 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; Beth Leibo, Director, Seth Wingert, Director.



**Sundance**  
Association Management:  
MSI, LLC  
11002 Benton St  
Westminster, CO 80020-3200  
Telephone: (303) 420-4433  
MSI Website: [www.msishoa.com](http://www.msishoa.com)

**Community Manager:**  
Heather Pancratz  
Telephone: (720) 974-4109  
FAX: (303) 420-6611  
[Email: Heather](#)

**Accounts Receivable:**  
Nikki Gendle  
Telephone: (720) 974-4174  
FAX: (303) 420-6611  
[Email: Nikki](#)

### Board/Committee Information & Training Materials

Please click on the links below to view the available Training Materials:

- [Architectural Review & Voting Instructions Manual](#)
- [Architectural Review & Voting Training Video](#)
- [Board Area Overview Manual](#)
- [Board Area Overview Training Video](#)
- [Financials Training Video](#)
- [Profile Visibility in the Resident Directory Instructions](#)