



# Sierra Pointe Homeowners

MAY 2023

## *Spring Community Updates*

### **Board of Directors:**



The Board consists of four (4) homeowners who volunteer their time to serve our community. They are:

**John Clancy (President)**  
**Holly Schwarz (Vice President)**  
**Ken Cross (Secretary)**  
**Jonathan Cho (Treasurer)**  
**Jocelyn Shipley (Director at Large)**

The Board makes the financial, contractual and operational decisions for the Association. If you wish to speak with a member, please contact Derek Patterson.

### **Miscellaneous Items:**

- Goodspeed Landscaping will be taking care of the Common Areas this season;
- The pool is set to be open for the Memorial Day weekend (weather dependent). Please keep the entry/exit gate closed at all times. All users must have a Fob for entry;
- Please ensure all of your window and patio door screens are serviceable, in good condition and are present;
- If you see a security, carport or front door light out, please let Derek know;
- Patio storage doors are an owner's responsibility, please replace them as needed.



**GoCOS!**

**Observed City Issues?**  
**get the GoCOS! phone App:**

Need to report something just outside the boundaries of our HOA; such as a pothole, missing traffic sign, street light out or other concern for a City asset - please use this App which reports the problem directly to the City and you can also include photographs.



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## Rule Reminders



### RowCal:

As our property managers, RowCal implements all of the Board's decisions. Any Association questions can be forwarded to:

Derek at  
719-471-1703 or  
Derek.Patterson@  
RowCal.com.

Dues Payments go  
to:  
Sierra Pointe HOA  
c/o RowCal  
PO Box 936  
Commerce, GA  
30529

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to RowCal for proper follow-up and Board review.

The address for correspondence:

RowCal  
PO Box 421150  
Minneapolis, MN  
55442

### Trash:

The service is provided by Infinite Disposal. They service the community 4 times a week. Ensure all trash is placed in the dumpster in sealed bags. If you have special items for pick up (furniture, appliances, mattress, etc.) please contact Derek and he will inquire for the price and arrange for the pickup.

**Holiday pickup:** Independence Day, Labor Day, Memorial Day, Thanksgiving Day, Christmas Day and New Year's Day. If the holiday falls on or before our scheduled pickup day, service will be delayed one day.

### Pool / Hot Tub / Gym / Access Fob (key):

New **electronic fobs** were issued last summer to all residents. If you did not obtain yours, please email Derek. These are issued/programmed at the clubhouse and the owner will need to sign for it. A replacement Fob costs \$75.00.

There are 6 **Laundry Rooms** in the community; they all are accessed by a physical key (one per home). If you need a replacement key, please email Derek; the fee is \$50.00.

Weather dependent: the **pool** is normally open for the Memorial Day weekend and will stay open until Labor Day. You must have the new Fob to enter the pool or the gym, they both work with the same fob.

### Lawn Care Company:



The Association's lawn care provider is **Goodspeed Landscaping**, who is responsible for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs. To report problems please call RowCal at 471-1703.

### Rule Reminders - Be Neighborly and Courteous:

- With the warmer weather and with more recent impacts of the COVID-19 pandemic, many resident's lives have been changed in some manner. With more residents working from home now or who are forced to be at home ... other family members are also at home and playing outside.
- Please try and limit any outside noise and respect the quiet hours in the community; with many residents leaving their windows open. There will need to be a little give and take from everyone this summer, please do what you can.

## Architectural Review:

If you plan on making any exterior change to your home, your plans must be submitted to Derek for Association review. This includes changing anything outside your home, such as windows, doors, the patio door(s), entry or closet storage door, etc.

NOTE: If an item is installed without approval, the owner could be subject to removal of the item and possible fines - pending an after the fact submittal and review process.

If you are unsure about an item, please ask first.

### Owner Tips

- ◇ Make sure to check and caulk your windows at the stucco joint— this is an owner's responsibility.
- ◇ Sewer lines—make sure to have the service line from your home out to the main line cleaned yearly. Even with this being a shared line in some situations, contact your neighbor(s) to share in the cost.
  - ◇ Please remember that vehicle repair work is prohibited on the property.
  - ◇ Window A/C units may NOT extend outside the window screen.

### Please Keep It Slow - Caution!

Please drive slow while in the community ... adults, family members and pets may exit from a carport or sidewalk without being easily seen.

Recreational games and sports, motorized scooters, roller blades, skateboards and street hockey are prohibited.

### Fire Safety:

Please do not discard your cigarettes, cigars, etc. in the Common Areas, rear patios or the streets. Please make sure these items are properly extinguished and disposed of.

Disposal containers are not allowed in the Common Areas or on stairs.

### Rental Properties:

If you rent your property you **MUST** provide RowCal with a copy of the lease and the tenant name and phone number for Association use.

HOA Dues Payments: If you use online Bill Pay or mail a check, the payment address for the HOA's Bank is:

**Sierra Pointe HOA  
c/o RowCal  
P.O. Box 936  
Commerce, GA 30529**

Please register with the Cinc WebAxis Portal ... this ensures your current contact information is up to date. You can also access your account in RowCal's software. Please visit:

<https://rowcal.cincwebaxis.com>

## *Important Items Continued*

### **Did you know?**

If you are performing any work at your home which may impact other homes, please notify your neighbors; such as having the water shut-off, gas, or electric work.

**Insurance:** The Association's carrier is with  
**USI Insurance Services, #719-228-1070.**

If you think you may have an insured loss relating to your home, please contact Derek. There is a \$25k deductible per claim and a 7% Wind & Hail deductible which may be assessed to the Unit owner. All owner's are responsible for securing insurance for personal property, loss of use, loss assessment, the HOA deductible and personal liability.

### **Dog Owners - Pet Pickup Stations:**



There are stations for your use. Some of the Association Common Areas are still being littered with pet waste.

- **Dogs must be cleaned up after immediately;**
- **All dogs MUST be on a physical leash at all times.**
- **Please do not allow excessive barking during the day or evening.**

If you're a pet owner, do your part and help keep the community clean.

### **Utility Conservation "Gas & Water":**

As a reminder, the HOA pays for all individual water, electric, sewer and gas use. Please try to conserve and continue your efforts to reduce water usage. Thanks to everyone who installed programmable thermostats, replaced original fixtures and older windows and patio doors. For more information and conservation tips visit: [www.csu.org](http://www.csu.org)

### **Please inspect the following items:**

- **Replace the batteries in all Smoke and Carbon Monoxide detectors.**
- **Have the dryer vent cleaned and ensure the vent is connected - it's also recommended to vacuum the rear vents of your dryer periodically.**
- **Have the sewer line cleaned from your home out to the "main" line.**

**Individual Patio - Storage Areas:** All storage areas must be kept in a clean, safe and clean condition, to include replacing the entry door/lock. No hazardous materials are allowed to be stored in these rooms.

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