Sierra Pointe HOA

October 2026

SIERRA POINTE HOMEOWNERS ASSOCIATION

Fall Community Updates

Board of Directors:



The Board consists of five (5) homeowners who volunteer their time to serve our community. They are:

Holly Schwarz (President)
Ken Cross (Vice President)
Becky Gaerlan (Secretary)
Hayden Jones (Treasurer)
Nancy Middleton (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:

- Please do not feed stray/wild cats - or leave food out on your patio or balcony; this activity is attracting other wild animals and is not allowed. If the problem persists, the HOA may have to consider placing live traps to transfer any cats to the Humane Society.
- Please ensure all of your window and patio door screens are serviceable, in good condition and are on the windows/patio door;
- 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. They can be smooth surface or 6-panel and painted white.
- If you have an emergency or other situation for your home, please do not contact a Board member after 8 PM (no exceptions);
- **Water shut-off requests** must be submitted to Derek (Tuesday through Friday) and you will need to put up flyers on all doors to your building 48-72 hrs. prior to the set date/time window.
- There have been fifteen (15) complaints made to the Pikes Peak Regional Building Department this year about illegal work taking place, without a permit. PPRBD representatives inspected the property each time and found no illegal work; the Owner who issued the complaints provided false information.



Please remember - do not dispose of cigars or cigarette butts in the Common Areas, patios, parking lots, etc. Fire danger is always present - we all need to do our part.

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Architectural Review:

If you plan on making any exterior change to your home (NOT on the ACC Palate), your plans must be submitted to Derek for review. This includes changing anything outside your home, such as windows, new A/C unit, any doors, the patio door, entry or closet storage door, etc. Ground level homes must have the A/C condenser located on the ground, not the roof. 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.

Owner Tips

- ◊ Make sure to check/caulk any windows at the stucco joint— this is an owner's responsibility.
- ◊ Have your air conditioner drain line inspected/cleaned each year, this will prevent flooding of your home or a home below.
- ◊ 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.
- ◊ Storage room doors are an owner's responsibility.

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 BBCAM 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 is:

Sierra Pointe HOA
c/o BBCAM
P.O. Box 25696
Colorado Springs, CO 80936

Please register with the Cinc WebAxis Portal … this ensures your current contact information is up to date. You can also access your account. Please visit:
https://bbcam.cincwebaxis.com/sp

Resident Feedback:

To the Sierra Pointe Community,

During the past 14 months of ownership at our community, I've reached out to Derek Patterson and the Board for assistance. Their responsiveness and clarity surrounding those communications have been both professional and of value. On July 27th, I had the opportunity to attend the scheduled Board Meeting and personally meet those individuals. The Board meeting was run in a professional and timely manner during which they solicited comments and questions from audience members. Our unpaid volunteers are unquestionably performing in a manner that is in the best interest of the community and owners. Several years ago, the HOA and community were in a dire position. Neglect of the physical property and financial condition was rather poor; to put it mildly. To the credit of our board and owners at large who care about the community, the property and financial positions today have been extraordinarily improved.

A big shout-out to our volunteer Board Members and Property Manager as they perform a thankless job on our behalf and at times even in the face of unnecessary adversity. They deserve tremendous credit and our support as they perform their duties and continue to improve the Sierra Pointe Community.

Marty Berger

DID YOU KNOW – CONCRETE WALLS AND WALKWAYS

We now have a terrific Contractor who has been doing outstanding concrete work in Sierra Pointe. Rick and his crew do quality work in a timely manner. They make sure the area they're working in is safe for their crew and for Sierra Pointe residents.
The grade and tapering of walkways they have installed allow for good drainage. Rick's crew makes sure at the end of each day that they have cleaned up correctly. And their pricing is competitive.
Rick's company has also been awarded the contract for replacing the wall along the pool area. It should be noted that replacement of this wall also required a permit. This means that Building Code and Compliance involves P.P.R.B.D., which is the City agency responsible for making sure the building code is met.
This wall is more than visual. It also involves structural elements absent when the original wall was built, thus the need for replacement. These walls are tasked with holding back thousands of pounds of weight per square inch. They require Architectural and Engineering designs based on current building code requirements in order to ensure the integrity and longevity of the wall.
It may often appear that we hear about a project, like a wall will be replaced, and then nothing. That is because there are many elements of a project that must happen before the visual part even begins.
As a retired General Contractor, I understand the time involved on a project such as this one.
I also understand that our HOA cannot possibly take the time to explain these details to 300 residents in Sierra Pointe. If that were the case its likely the board would get little done with the time remaining in their day.
I was most happy to explain and educate my Customers on a project I was doing for them. But I didn't have to explain things 300 times for each resident either. So I hope that with a simple post I can help to bridge a gap between Residents and our HOA, so you may come to better understand the details and work that go into any project.
It's been my experience that communication and education are the best tools to better explain a project. So, Thank You to the HOA board and to Rick for continuing to improve Sierra Pointe.

Thanks for reading, and have a better-than-amazing day.

John Weaver



BBCAM:

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

Derek at
719-574-7202 or
Derek@BBCamHOA.com

Dues Payments go to:
Sierra Pointe HOA
c/o BBCAM
PO Box 25696
C/S, CO 80936

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

The **address for correspondence**:

Sierra Pointe HOA
PO Box 25696
C/S, CO 80936

Rule Reminders

Trash:

The service is provided by Apex Waste Solutions. 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.

Laundry Room Key:

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.

Window or Patio Door Screens needed?

Try **Thomas Hunter** from EZ Screen Repair as he can make the smaller custom size patio door screens too, 719-399-3228 or www.EZScreenRepairs.com

or call **John Mullert** at 719-357-9710 for new screens.



Lawn Care Company:

The Association's lawn care provider is **Unlimited Landscaping Services**, who is responsible for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs. To report irrigation problems please email Derek@BBCamHOA.com.

Rule Reminders - Be Neighborly and Courteous:

- 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 fall, please do what you can.

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 **LaBarre/Oksnee Insurance**.

If you think you may have an insured loss relating to your home, please contact Derek. There is a $50k deductible per claim and a $1.3M Wind & Hail deductible which may have a portion of that assessed to the Unit owner for a claim. All owner's are responsible for securing insurance for personal property, flood, sewer backup, loss of use, loss assessment, and the HOA deductible.

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**

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 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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Owner Insurance Information

Dear Owner:

Failure to maintain adequate Homeowners Insurance (aka HO-6 Insurance) Coverage Limits may result in significant personal expenses if a loss occurs within your home. Even damage to the exterior surfaces of your home could lead to a special assessment related to wildfire, wind/hail, and/or other forms of loss, and may become your responsibility if such damage were to occur within the community. Please contact your personal insurance agent to discuss the following information and help identify exposures that are commonly overlooked when buying and renewing personal HO-6 Homeowner's Insurance.

You are responsible for securing insurance for your own personal property, loss of use, loss assessment, the Association master policy deductible (as assessed), personal liability, and any building/dwelling coverage required by your Association's governing documents. As a unit owner, you may be responsible for the Association's deductible when a loss occurs.

It is strongly recommended that each unit owner contact their Homeowners insurance carrier to determine what Dwelling and Loss Assessment coverage is included in their HO-6 policy and how their carrier recommends covering their portion of the deductible following a loss; a minimum of $50,000.00 currently.

- HO-6 Insurance Policies are designed to cover portions of your home that are not covered by the Association's master insurance policy. Your personal insurance agent has access to software that will help determine adequate replacement cost coverage limits based on the finishes and fixtures contained within your home.

Does my HO-6 Policy include coverage for Sewer/Drain Backup and Overflow Losses?

- Sewer/Drain backup and overflow losses are common occurrences in communities. Not all HO-6 Carriers automatically include coverage for sewer/drain backup and overflow losses, but this cover age is often available by endorsement. (You would never flush disposable wipes, but your neighbors might).

IMPORTANT If you bought your condo/townhome within the last 3 years, you must ask your insurance agent to define the date of loss that is used to "Trigger" Loss Assessment Coverage. If the trigger date is the date a wind/hail loss occurred, versus the date a special assessment is passed to recoup the Association's deductible, your share of the Association's deductible will not be covered if the damage occurred prior to the date you purchased your home.

How much Loss Assessment Coverage do I have to cover my share of the Association's Wind/Hail Deductible?

- Loss Assessment Coverage Limits can be increased for very little additional premium.
- In the event of a wind/hail loss, a special assessment may be necessary to recoup the Association's deductible. Loss Assessment Coverage is available to cover owners' personal share of the Association's deductible.
- Owners should maintain at least $50,000 Loss Assessment Coverage. (Higher limits may be available). Be aware of carriers that include coverage sub-limits related to special assessments to recoup the Association's deductible.