

# Sierra Pointe HOA

FEBRUARY 2024

## Winter 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)**  
**Jocelyn Shipley (Treasurer)**  
**Vacant (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.

**2024 Projects:** Here are the projects that have been approved or are being considered:

- Underground Drain on Rebecca: this project will begin hopefully in late February or March and take around 60 days to complete;
- Two water heaters were just replaced at 3120 and 3515;
- Repairs to the existing carports are being investigated;
- Bids are being sought to replace the two (2) carports taken down by U-Haul accidents;
- New parking lot lighting is being investigated for Van Teylingen.



**GoCOS!**

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

Need to report a pothole, missing traffic sign 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.

**Main Sewer Line Cleaning:** If you have not had your main sewer line cleaned from the home to the larger connecting main line, please do it. This cleaning is recommended to be done every 2 -years. The contractor will need to access your home to perform this service and they can often video inspect the line to make sure there are no breaks. These are some but not all vendors that can do these cleanings:

- Affordable Rooter: 964-8310
- Drain Plumber Sewer & Drain: 639-4137
- Allright Plumbing & Heating: 597-1099

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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 Enclosures:

The service is provided by Infinite Disposal (ID). The service is multiple times a week. Ensure all trash is placed in sealed bags and put inside the container.

Residents may not discard furniture, appliances, mattresses, etc., into the disposal units. These items fall outside of the vendor's agreement and are billed to the HOA at an extra cost for removal. All residents must arrange for the removal of oversized items privately.

- Trash is not allowed to be kept outside the home, or on patios, etc.

## Parking Reminders:



The speed limit within the community is 10 mph.

Vehicles must be parked in a designated or open parking space. No commercial vehicles, boats, mobile homes, trailers, detachable camper units, snowmobiles, race cars, or similar vehicles shall be parked, kept, stored or maintained within the complex. Guests must park in the unnumbered or non-designated guest spaces.

## Lawn Care Company:



The Board renewed the contract with **Goodspeed Landscaping** for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs. Please do not water the Common Areas with a hose, please report any irrigation issued to Derek. To report problems with the landscaping, grass or sprinkler problems, please contact Derek.

## Pets:

- Pursuant to the Rules and Regulations, owners are permitted a **maximum of two (2) household pets (dogs or cats)**
  - All pets must be on a leash when outside the home.
  - Residents are required to immediately pick up after their pets in the Common Area.
  - Pets are not permitted to be left outside in the patio or yard area unattended; nor be brought into the Pool or Laundry rooms.

## Other Important Items



### Wildfire Mitigation & Home Safety:

If you have any Juniper or Pfitzer bushes around your home and you would like to have them removed, please let us know.



Depending on the number of requests, the Association may only be able to remove them at this time, with no new plant material being installed.

### Exterior Building "Common Area" Landscaping:

If you have landscaping areas adjacent to your home and you would like to volunteer to update or take care of them, please let Derek know. We are looking to remove any low-grow Junipers and other more fire prone bushes from these areas (which are a laddering fuel) under the tree.

*Residents can also adopt these areas and install flowers/Perennials.*



### Comcast - HOA Cost Share Program:

The HOA is participating in a program with Comcast where the Association can receive revenue share depending on the number of our residents who utilize their different services, such as Internet, TV or Phone. If you are looking to either change providers or need new service, you may want to consider Comcast as it also benefits the HOA.

### Rental Properties:

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

Any leases must be a minimum of 6-months unless approved by the Board of Directors.

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**

You can also access your account in RowCal's software. Please visit:

<https://rowcal.cincwebaxis.com/>

## Other Important Items

### Did you know?

If you are performing any work at your home which may impact other homes, please notify your neighbors.

**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.

### **HOA WEBSITE**

[www.SierraPointeHomeowners.com](http://www.SierraPointeHomeowners.com)

If you have any questions about the Association, please visit the website - it will have everything you need in one location.

### Insurance:

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, sewer backup, flood coverage, and personal liability.

### **Swimming Pool**

The Board is seeking your input on the pool to determine if it will remain open in the future. It was found that roughly 5% of the community actually used the pool during last year/season.

- Does the pool add value in your opinion?
- Would you be interested in a "adult swim" time/use?
- Would you be interested in new furniture and possibly a Pergola?
- Would you use the hot tub if it was repaired?

### Please inspect the following items:

- Replace the batteries in all Smoke and Carbon Monoxide detectors.
- Have a certified HVAC company inspect and service your furnace or other gas appliances (replace the filter, check for gas leaks, have the unit cleaned and tested for proper operation).
  - 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 your sewer line cleaned every 2-years from your home to the main line. This is an owner responsible asset for any issues/repairs, etc.