



# Sierra Pointe Homeowners

FEBRUARY 2026

## 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)**  
**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:

- Rental Units: Owners are responsible for providing the Rules to their residents.
- Parking: Residents are not to use on-site open/guest spaces long term. Please park off-site on Parkmoor Village.
- Only ELECTRIC grills are allowed, no gas or charcoal units.
- Please do not feed stray/wild cats - this activity is attracting other wild animals.
- 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 must be smooth surface and painted white when replacing/painting.
- If you have an emergency or other situation for your home, please do not contact a Board member after 8 PM (no exceptions);
- If you need to replace your central air (condenser) and are not a top floor unit, you must have it installed on the ground versus the roof;
- Water shut-off request must be submitted to Derek at BBCAM (Tuesday through Friday) [Derek@BBCamHOA.com] and you will need to put up flyers on all doors to your building 48-72 hrs. prior to the set date/time window.



**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 Association review. This includes changing anything outside your home, such as windows, new A/C unit, any doors, the patio door(s), 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 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 maintenance/repair work is prohibited on the property.

### 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.

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

### 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.

Email:  
Derek@BBCamHOA.com

**Sierra Pointe HOA**  
**c/o BBCAM**  
**P.O. Box 17323**  
**Denver, CO 80217**

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

<https://bbcam.cincwebaxis.com/sp>

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## Dog Owners!

We are seeing an increase of pet waste violations - with waste not being removed from the Common Areas, immediately. There are Pet Stations throughout the community for everyone's use.

**Due to this and other pet problems, any pet related violation (barking, left unattended on a patio or balcony, waste left on the patio, roaming loose, or waste left in the Common Areas, etc.) will now be considered a Public Safety & Health Notice.**

What this means: Any owner receiving a Public Safety & Health Notice will have 72-hours to cure the violation, or the Association may impose an assessment fine every other day - to the Owner; up to \$500.00 per individual violation. (Barking and a loose dog could be \$1,000.00)

As a reminder:

- Dogs must be cleaned up after immediately when outside your home;
- Dogs are NOT allowed to be left on a patio or balcony unattended, nor tethered;
  - All dogs MUST be on a physical leash at all times.
- Please do not allow excessive barking or noise during the day or evening.

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

**Community Lighting Updating:** The Board of Directors is continuing to replace old/outdated light fixtures throughout the community and also install new area lighting [for the buildings and carports]. This work has been taking place for about 8 months with plans to finish addressing other areas this year.

If you have new lighting near your home and it shines into your window(s), you may need to install black-out shades or blinds. This has been a coordinated project with the Colorado Springs Police and Fire Departments.

**Address Stickers for Windows:** Last summer new address stickers were installed on all homes (back side) to help identify each unit (another coordinated project with the Colorado Springs Police and Fire Departments).

A local vendor was found who can make a replacement or new sticker for \$22.00 that mounts from the outside and has the reflective numbers. You can order a new sticker if you had a window replaced or if you want a second sticker for the front of your home, please email Derek (Derek@BBCamHOA.com). You can pickup the sticker directly from the vendor or another vendor can install it for you for \$65.00 (plus the cost of the sticker).

The stickers are 5" tall and 11" wide.

## Rule Reminders

### **BBCAM:**

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

Office: 719-574-7202,  
719-377-2422 for emergencies or email:  
Derek@BBCamHOA.com.

**Dues Payments:**  
Sierra Pointe HOA  
c/o BBCAM  
PO Box 17323  
Denver, CO 80217

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

The **address for correspondence:**

Sierra Pointe  
PO Box 25696  
C/S, CO 80936

### Trash:

The service is provided by Apex Waste. They service the community 4 times a week.

- Ensure all trash is placed in the dumpster in sealed bags. You may be fined for leaving trash outside of the dumpster.
- If you have special, large items for pick up (furniture, appliances, mattress, etc.) please contact Derek and he will inquire for the price that you will be charged, and arrange for the pickup.
- If you or your renter leave those items around the dumpster without arranging pick up with Derek, you will be charged and possibly fined for any associated removal fees.

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

New electronic fobs were issued at no cost to owners in 2022. If you did not obtain yours, or if it was lost, please email Derek. These are issued/programmed at the clubhouse and the owner will need to sign for it. Replacement cost for a lost Fob is \$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** will be open from Memorial Day to Labor Day. You must have the 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 **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 call Derek at 719-574-7202.

### 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 for fresh air, there will need to be a little give and take from everyone, so please do what you can.

### Did you know?

If you are performing work yourself or having work done on your unit that may affect other homes (such as excessive noise, blocking entrances, or having the water, gas, or electric shut off) be sure to notify all impacted neighbors well in advance.

#### Insurance: The Association's carrier is with **USI 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 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;**
- **Dogs are NOT allowed to be left on a patio or balcony unattended;**
- **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 safe and clean condition, to include replacing the entry door/lock when missing or damaged. No hazardous materials are allowed to be stored in these areas, and the patios must be kept free of trash, non-outdoor furniture, and other items. Please review the HOA Architectural rules for approved patio storage cabinets, color schemes, storage room doors and sliding glass doors, etc.

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