



SUNDANCE SPECIAL EDITION NEWSLETTER October-November 2025



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MAILBOX VANDALISM

There have been repeated incidents of damage to the Postal Service's locks on our mailboxes. Only the U.S. Postal Service can replace them. Residents are being advised to remove their mail daily to prevent mail theft. Reports are being made to the U.S. Postal Investigative Service to make them aware of these federal offenses.

POOL RULES

Both pools are closed daily by Patrol One. The pools open at 6:00 am and close at 10:00pm Sunday thru Thursday. On Friday and Saturday the pools close at 12:00 am. Residents who reside near the pools have been disturbed by individuals who are still in the pool after closing hours. This will be considered a nuisance violation. Patrol One has been asked to obtain the pool key number of those offenders and report them to The Management Trust. NOTE: Pets are strictly prohibited in the pool areas.

STOLEN PACKAGES

Reports are coming in that packages delivered to some residents at their front entrances are being stolen. Empty boxes have been found around the Sundance complex. Please consider having your packages delivered to lockers at the 7-Eleven, Kohl's, Ross or any other location to avoid these incidents.

IRRIGATION FAILURES

Our Sundance community is 50 years old and we have been experiencing many main line breaks and broken sprinkler heads. Andre Landscape is working nearly daily to make the needed repairs. Sometimes it takes time to find the problem as all irrigation lines are underground. Be sure to report the problems you see to The Management Trust.

ROOF CLEANING & REPAIRS

Lang Roofing will be cleaning the roofs and gutters this year. They will also be repairing any damaged shake shingles and replacing any that are missing. The Management Trust has requested that notices be attached to the garage doors when they plan to work on that particular building.

STREET REPAIRS

The Board has contracted with Quickel Paving to repair asphalt and concrete in many areas on our streets. As a part of this work, selected trees that caused major damage will be removed. This work should take place in November 2025. Any homeowner who wishes to replace or repair their personal-use driveway will be provided the contact information of Quickel Paving to obtain a bid from them to do the work but at their cost. The HOA will not be paying for personal-use driveway replacement or repair.

ANDRE LANDSCAPE

The Board has arranged for Andre Landscape company to scalp the grass in Sundance to bring it back to a rich green color during winter. Scalping is mowing the grass extremely low to remove the dead brown top growth to expose thatch. Thatch is dead roots, stems and other debris that sits on the soil surface blocking water, air and nutrients. After scalping, the thatch can be removed to improve seed-to-soil contact so the reseeding can be successful. Sufficient irrigation will be important. Andre Landscape will inspect the entire irrigation system and make repairs where needed.

ATHENS SERVICE

Replacement trash, recycling and organic waste barrels were delivered on Monday, October 6, 2025. All Cal Met barrels were to be collected that day and they should not be used any longer. Please bring your new Athens barrels in. Any questions can be directed to Athens Service 1-888-336-6100.