

Office Hours
Monday-Thursday 8:30-5:30
Friday: 8:30-5:00
Office Number: 469-362-0580



Diane Barta, Community Manager
d.barta@sbbmanagement.com
Natalie Guyton, Administrative Assistant
n.guyton@sbbmanagement.com
Richard Lester, Compliance Coordinator
r.lester@sbbmanagement.com



HOA Office Closed Monday February 15



The HOA office will be closed Monday, February 15, 2021. The office will return to regular hours on Tuesday, February 16 at 8:30 AM.

In an emergency, SBB's Emergency Dispatch can be reached directly by calling 972-960-8500.

For information about your account including balance, compliance notices, and ARC requests, you can log in to <https://owner.sbbmanagement.com> to access your portal.



Assessments

Next Assessments Due April 1, 2021

Assessments for the Two Sunset Pointe HOA are due on April 1, 2021 and are considered late if payments are not received by April 30, 2021.

Additional fees may be added for each month the account balance is not paid.

Two Sunset Pointe 2021 Election This is the last week to cast your vote!!



Reminder emails were sent out to owners on Monday, February 8, 2021 with the link for casting an online vote. If you did not receive the link, you may vote by filling out an absentee/proxy ballot.

[Click Here To Download Absentee/Proxy Ballot](#)

Absentee/Proxy ballots may be mailed to 2300 Dawn Mist Drive, Little Elm, TX, 75068, or dropped in the mail slot of the onsite HOA office door.

Payment Options

**Cast your vote! Tell a neighbor to cast their vote!
Help meet quorum!**

If the quorum is not reached, the meeting will have to be rescheduled, costing the Association thousands of dollars in printing and mailing fees.

Owners who vote online or by absentee ballots are entered into prize drawings during the week. Vote now to be entered into the final week's drawing!!

[Click Here For Online Voting Instructions](#)

Prize Drawing Winners!

Congratulations to the following homeowners who were picked during this week's prize drawings!

Caroline and Mark Engel

Kent and Kerry Hansen

Jody and Rita Ray

Scott and Jennifer Kulle

Owners who vote online or by absentee/proxy ballot are entered into weekly drawings. Get your vote in now to be considered for the final week's drawing!

Board Meeting February 11, 2021

**board
meeting**

During last night's Board Meeting, four homeowners attended the virtual board meeting that was held over Zoom. Diane Barta read through the Executive Disclosure, which recaps all actions taken

during the Executive (closed) Session of the meeting (s).

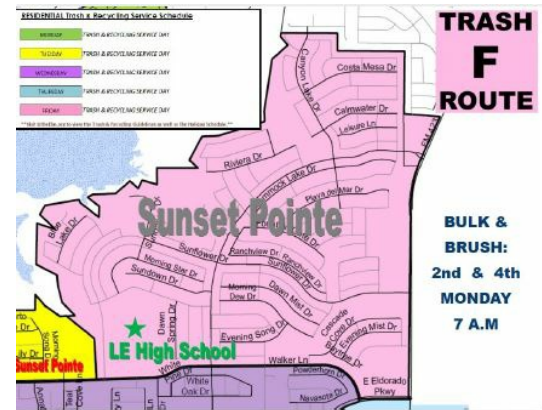
During the Manager's report, Diane provided a brief update on the Financials for January stating that the total Cash and Investments were: \$4,321,056.86, which the total makes up the Operating Account of \$3,056,064.77 and the Reserve Account of \$1,049,050.58.

Diane updated the Board about bids that management is in the process of soliciting, difficulties with vendor communication due to COVID closures, restocking of the retention pond with fish, an IT issue at the office, repaired landscape lights at Sunflower and Woodlake, lowered sprinkler heads along Woodlake, and the number of votes for the Board of Directors election. Richard Lester

Bulk Trash Pick Up February 15

The next scheduled pickup is on February 15, 2021 for sections of the community East of Little Elm High School. Remember, items should not be placed on the curb until 7 AM on the Saturday before pickup.

To download the Town of Little Elm's Solid Waste Guide and Bulk Trash schedule, [Click Here](#).



the lakefront
LITTLE ELM

There's always something going on in Lakefront at Little Elm, no matter the season!

Lakefront Cupid Crawl
Feb 12-14

Hooked On Classics Car Show
March 6

updated the Board on the number of violations and ARC requests for January.

During the meeting, the Board voted to approve the estimate for PWA Construction to rebuild the retaining wall at the Bahia Rio pool.

The meeting was adjourned at 7:34 PM.

To read the full minutes of all approved minutes of the Board meetings, please go to www.twosunsetpointe.com.

If you have any questions, please feel free to contact the HOA at 469-362-0580, or email d.barta@sbbmanagement.com.

Big Easy Crawfish Boil
5k & 10k
March 6

[Click Here For More Information](#)

Winter Weather Warning



Temperatures are expected to be below freezing over the next several days. The Two Sunset Pointe HOA would like to remind residents to turn off their sprinkler systems to avoid causing icy sidewalks and trip hazards.

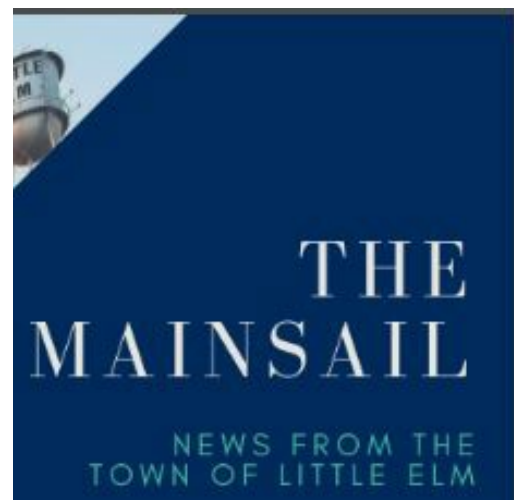
Trees should be watered within 24 to 48 hours of a deep freeze to protect their root systems. In order to prevent damage from ice buildup, a broom can be used to gently knock snow or ice from tree branches. If the ice does not come off easily, do not hit branches, as they may be brittle from the cold.

For more winter landscape tips, [please click here](#).

For more information about precautions you can take to avoid frozen pipes, [click here to go to the Town of Little Elm's Website](#).

Sunset Pointe The onsite staff is working daily to assist the residents of Two Sunset Pointe. The staff is available to answer your questions by calling 469-362-0580 from 8:00 AM to 5:00 PM, Monday through Friday.

If you would like to drop off your assessment check to the HOA office, please make sure that it is payable to Two Sunset Pointe HOA. Also, make sure your address and account number is included. If you do not have your account number, you may contact the HOA office and one of the staff members will be happy to assist you.



Two Sunset Pointe HOA

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Little Elm, TX 75068
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Fax: 469-362-0396

Contact
Us

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