

Office Hours
Monday-Thursday 8:30-5:30
Friday: 8:30-5:00



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



Board Meeting



During last night's Board of Director's meeting, Jason Miller, Lacey Cullison, Nandhakumar Swaminathan, and Harris Oshiokepkhai attended, along with Diane Barta, Onsite Community Manager and

Richard Lester, Compliance Coordinator. In addition, 3 homeowners attended the virtual board meeting that was held over Zoom.

Diane Barta, On-site Community Manager, read aloud the Executive Disclosure, which recaps all actions taken during the Executive Session portion of the meeting.

During the Manager's report, Diane provided a brief update on the Financials for September stating that the total Cash and Investments were: \$3,945,840, which the total makes up the Operating Account of \$2,852,224 and the Reserve Account of \$1,094,349.

Diane updated the Board about the CAI study which Two Sunset Pointe will take part in, upgrades to office software, concrete repairs needed at common areas, drain repairs in the Bahia Rio pool retaining wall, the new welcome letter packet, engineering reports for the Buildings and Grounds committee, budget preparation, and fall color installation. Richard updated the Board on the number of violations and ARC requests for September.

The Board rescinded their vote for new shade structures over the playgrounds due to a price increase. They will solicit new bids for a



Assessments



**Assessments
Are Now Due**

**Download Payment
Options**

New Homeowner Portal Layout



SBB Management Company, the management company for Two Sunset Pointe HOA, is excited to be launching upgraded web

future meeting. The Board voted to authorize Excelsior Pools to check the Bahia Rio and Leisure Lane pools for leaks. The Board also voted to authorize the creation of two Ad Hoc committees of owners who will oversee changes to the Design Guidelines and the creation of Rules and Regulations.

The meeting was adjourned at 7:44 PM.

To read the full minutes of all approved minutes of the Board meetings, please go to www.twosunsetpointe.com or Two Sunset Pointe HOA Facebook page.

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

All the best,
Diane

Seeking New Committee Members



The Board of Directors is accepting applications for an Ad Hoc Committee to work with the Board on updating the Design Guidelines and a committee to work on Community Rules and Regulations.

Each committee will have no more than five members, so please submit your application if you wish to be part of one of these committees.

The community is working with the original Design Guidelines that were originally written around the builder/developer. Your experience and talents working with the Board will provide an opportunity to be part of the updating of a few of the communities documents.

If you are interested, please fill out an application and email it to Diane Barta at d.barta@sbbmanagement.com. You can also drop applications off at the HOA office.

[Click Here To Download An Application](#)

portals. Through your portal you can see your assessment, make payment, apply for architectural modifications, communicate with your community manager, and much more!

You can log in to <https://owner.sbbmanagement.com> to access your portal.

[Click here for detailed instructions on how to make payments.](#)

[Click here to watch a short video tutorial of the new web portal.](#)

SBB Address

SBB's corporate offices moved in March. Please ensure any payments sent to the corporate office are addressed to:

SBB Management
12801 N Central Expy
Suite 1401,
Dallas, TX 75243

New Owner Welcome Packet



Are you new to Sunset Pointe? Did your welcome packet get lost in the mail?

The HOA has put together a new, digital Welcome Packet with important community information.

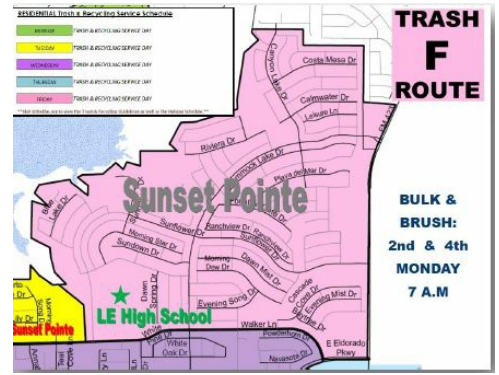
[Click Here To Download The Welcome Packet.](#)

Bulk Trash Pick Up October 26

The next scheduled pickup is on October 26, 2020 for sections of



October 20, 2020 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.



TWO SUNSET POINTE HOA

Donuts & Coffee



SATURDAY • NOVEMBER 7
8:30 AM - 10:30 AM
DAWN MIST PARK

Enjoy a warm breakfast treat! Lil' Bits Mini Donuts will be serving freshly cooked mini donuts, coffee, and hot chocolate. Come join us!



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

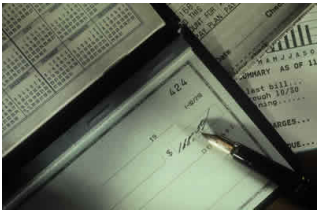
Hook on Classic Cars
October 24 Hula Hut

Towers Halloween Bash
October 31

Turkey Dash
November 1

[Click Here For More Information](#)

Assessments Are Now Due



Two Sunset Pointe HOA offers a number of ways to pay the quarterly assessments:

1) **Pay online through your owner portal.**
<https://owner.sbbmanagement.com>

[Click here for detailed instructions.](#)

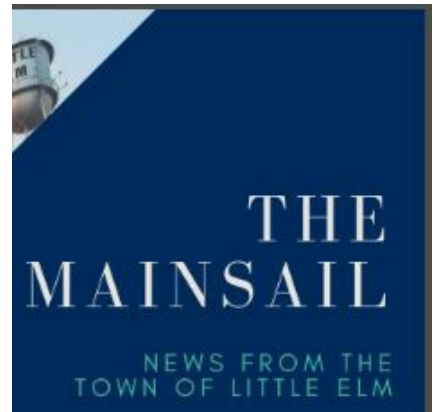
2) **Pay with CIT online at**<https://propertypay.cit.com/>.

When you pay online at CIT Bank you can make a One-Time payment by clicking 'Pay Now'. To make a One-Time transaction, fill in all of the required information – It will ask for: Management ID: 20 and Association ID: 251.

Once you fill out the required information you can choose if you want to make the payment by eCheck or with a Credit or Debit Card. Paying by eCheck is \$1.95, paying with a Credit or Debit card incurs a processing fee (disclosed on website).

If you have any questions or need assistance with the Mutual of Omaha website, please call 1-866-800-4656.

3) **Payments may be made at the on-site HOA office at 2300**



Dawn Mist Drive.

You can deposit your check or money order in the mail slot on the front door of the office. A staff member is working each weekday to process the payments as normal.

Please make checks payable to Two Sunset Pointe HOA. Include your address and account number on your check.

4) **You can also make payments over the phone by calling 1-866-729-5327.**



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

2300 Dawn Mist Drive
Little Elm, TX 75068
Office: 469-362-0580
Fax: 469-362-0396

Contact
Us

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