

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@sbbmanagment.com



Holiday Lights Contest: Time To Vote!



Owners are now able to vote on their favorite display at the twosunsetpointe.com website from Friday December 11 until Thursday December 17.

Winners will be announced on the December 18th eblast.

First place winners will receive a \$100 Amazon gift card. Second place receives a \$50 Amazon gift card. The two runner ups will receive \$25 gift cards.



Assessments



**Assessments
Due January 1,
2021**

Next assessments are due
January 1, 2021.

**Payment
Options**

Lip Sync Battle: Holiday Edition LAST CALL!



It's that time again! The Two Sunset Pointe HOA is looking for lip sync videos to your favorite holiday songs!

Families will create a lip sync video not to exceed 2 minutes, and enter for your family's chance to win a \$100 gift card prize. Bonus points will be given for syncers dressed in their holiday best!

All entries must be submitted by Monday, December 14, 2020

Winners will be announced on the Friday, December 24, 2020

Update Your Contact Information

Please make sure
your phone number
and email address



eblast!

Remember, only an adult may enter the video and by entering your video, you are providing the HOA permission to use your video on the eblast and website. Please make sure you provide us with your address and email!

Please submit your video to r.lester@sbbmanagement.com with *Lip Sync* in the subject.

Board Meeting December 9, 2020



During Wednesday night's Board of Director's meeting, all board members were in attendance, along with Diane Barta, Onsite Community Manager, Richard Lester, Compliance Coordinator, And

Vanessa Burch, Director of On Site Operations. In addition, 18 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 October stating that the total Cash and Investments were: \$ 4,018,777, which the total makes up the Operating Account of \$2,849,694 and the Reserve Account of \$1,168,783.

Diane updated the Board about leak detections for the pool at Leisure Lane, additional holiday decorations that were added to the pavilions on Sunflower and at Walker, RFPs that are being prepared for estimates to add electricity at additional monuments, and the preparation of annual meeting materials. Richard updated the Board on the number of violations and ARC requests for November.

During the meeting, the Board approved the budget for 2021 with additional funds allocated to the holiday lighting. The Board also voted to renew the community's insurance policy with a minor increase in coverage.

The Board finished with homeowner questions about holiday decorations and adding electricity to areas of the community.

The meeting was adjourned at 7:55 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, d.barta@sbbmanagement.com.



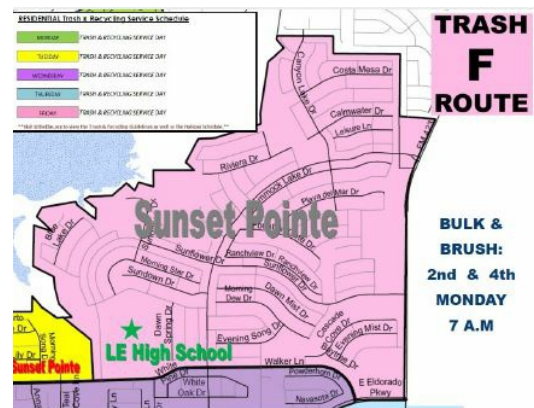
are updated so that we can get communications to you in a timely manner. You can email the staff at r.lester@sbbmanagement.com or login to your owner portal to make changes.

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

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

Bulk Trash Pick Up December 14

The next scheduled pickup is on December 14, 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.



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

Magic of Lights
November 20-January 2

Beard Park Christmas

Keep Sunset Pointe Beautiful



The Two Sunset Pointe HOA is asking for residents' help in keeping the community a beautiful place to live. With more residents working from home and celebrating holidays this time of year, preventing safety issues and eyesores is very important. We ask that owners follow the guidelines in their

governing documents such as (but not limited to):

- Keeping trash and recycle carts out of public view on non collection days.
- Following the [bulk trash schedule](#) to ensure items are set out on the correct day.
- Keeping landscape including lawns, bushes, and trees maintained and weed free.
- Refraining from displaying "for lease" signs.

We appreciate everything the homeowners do to help keep Two Sunset Pointe a beautiful and enjoyable place to live.

Mountain Lion Spotted in Collin County



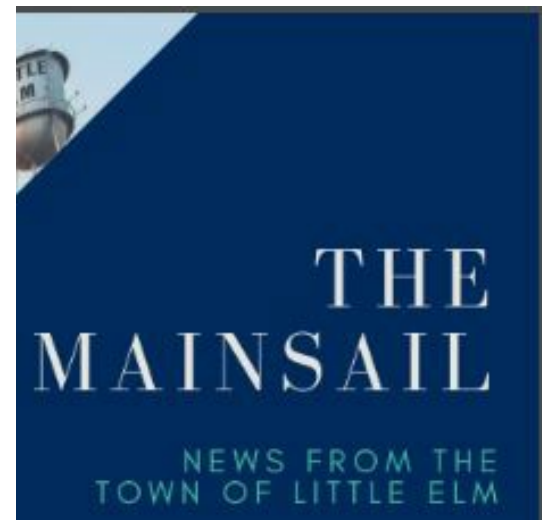
TPWD recently confirmed trail-camera photos of a mountain lion near Princeton, in Collin County. The photos were time-stamped December 7, 2020. This is about 20 miles north of the mountain lion photographed in Rowlett on November 22, and it is possible they are of the same individual.

Mountain lions can be found in much of Texas and rarely create conflict with people. When living in areas with possible mountain lion activity, TPWD recommends residents do not allow children and small pets to play outside unsupervised. Attacks on people are extremely rare with fewer than 30 confirmed fatal mountain lion attacks on people in North America in the last 100 years. There are no records of a confirmed fatal attack on a person by a wild mountain lion in Texas. Additional information about mountain lions in Texas can be found here: <https://bit.ly/3m6bbW2>

Information and photo provided by Texas Parks and Wildlife.

Lakefront Polar Plunge January 9

[Click Here For More Information](#)



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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