

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



Assessments Are Now Due

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.

Pay online at www.mutualpayproperty.com or www.sbbmanagement.net

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

Payments made after July 30, 2020 are considered late and may be subject to additional fees.



Assessments



**Your Next
Assessments Are
Now Due**

**Download Payment
Options**

Lewisville Lake Toll Bridge TOTAL Closure



The Single Lane Closure on the Lewisville Lake Toll Bridge is expanding to FULL BRIDGE CLOSURE **July 24-27.**

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

Pools Are Open!

All homeowners,
residents, and/or



Thank You To Simply Horticulture!



Thank you to our landscape vendor, Simply Horticulture, for providing Kona Ice treats to residents of Sunset Pointe on Wednesday! 227 snow cones were provided to residents.

"It was such a nice gesture on a hot day." -Jackie M.
"Very kind hearted and appreciated thank you so much!" Magan K
"Thank you Simply Horticulture!!!! And thank you for keeping Sunset Pointe beautiful!!!!" -Andrea A



tenants wishing to access the pools this season must fill out a release form and return it to the management staff.

All adults in the household must sign the release and all children's names must be listed.

[Click Here to Download the Pool Release Form.](#)

For a complete list of forms, pool hours, and additional rules please visit our website at twosunsetpointe.com.

Bulk Trash Pick Up July 20th

The next scheduled pickup is on July 20, 2020 for sections of the community West of Little Elm High School. Remember, items should not be placed on the curb until 7 AM on the Saturday before pickup.

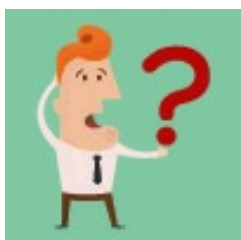


Our Recreate a Painting Winner!

Congratulations to Phyllis Watts from 3405 Bluewater Drive for winning our Recreate A Painting contest.

She will receive a \$50 Amazon gift card!

Thank you to everyone who entered, proving once again that Fun Isn't Cancelled!



I called the HOA office a couple of weeks ago about my neighbor's yard and it looks like nothing has been done. Why?

Two Sunset pointe has an enforcement policy which aligns with Texas state laws. HOAs must follow strict guidelines for the enforcement of

non-compliant issues within the community.



Two Sunset Pointe's enforcement policy permits a reasonable amount of time to a resident/homeowner to correct the non-compliant issue. The Board and the Association's main purpose is to correct the situation, not fine homeowners unless the homeowner does not comply within the given timeframe.

The Two Sunset Pointe's enforcement policy is as follows:

Courtesy notice to the homeowner: a letter is provided to the homeowner through email if that is the homeowner's preferred manner of receiving information from the HOA. The letter will address the nature of the issue, the description and location of the non-compliance issue, and notice that the issue must be corrected within ten (10) days to prevent any escalation of the enforcement policy.

Second notice to the homeowner is sent when the non-compliance issue has not been resolved, corrected, or the HOA office notified that the homeowner is in the process of remediating the situation, within the ten (10) days).

The second notice letter will again describe the nature of the issue, location, and previous dates of the uncured violation. It will also state that failure to remedy the violation within ten (10) days will result in further enforcement procedures including, but not limited to, fines and loss of amenities. This letter will be sent via US Mail.

The final notice is that the non-compliance issue has not been remedied within the ten (10) days and that if not corrected within fifteen (15) days, a fine will be assessed to the homeowner's account. Fines will begin at \$50.00 per month and will continue to a maximum of \$500, loss of amenity privileges, and possible legal action. This notice will be sent to the homeowner through certified mail and US mail.

Should the homeowner wish to request a hearing with the entire Board of Directors, a written request must be sent to the On-site Community Manager within thirty (30) days of the Final Notice. A hearing will be scheduled with the Board and the homeowner will be allowed up to five (5) minutes to speak on their behalf. The Board may wish to ask questions to further their understanding of the situation, but not required. The Board will not render a decision to the homeowner at that time. The Board's decision will be sent to the homeowner from the On-site Community Manager within ten (10) business days of the hearing.

The fine notice is sent to owners when the non-compliance issue has not been resolved and a hearing has not been requested. The letter, which is sent via certified mail, informs the owner of the fine amount and the loss of amenity privileges. If an issue is still not corrected within 30 days, another notice is sent with an increased fine amount.

There is a narrow provision that allows the Association to immediately send an issue directly to a fine stage but it has to be an



SBB Homeowner Portal



If you need details about your account

such as your Account Balance, Payment History, Making a Payment, setting up Recurring Payments, finding information about what's going on in your HOA Community, the HOA Policy Rules and Regulations, Board Meetings and more, Please register on the online portal at <https://sbb251.sbbportal.com>.

The online portal can be accessed 24 hours a day, 7 days a week.

If you would like to make a payment over the phone, Please call Paylease at 1-866-729-5327.



The onsite staff is working daily to

issue that is called “incurable”. This provision would only include items that are an immediate danger, non-curable situation, or a condition that would impact the health and/or safety of the community and its neighbors.

Texas State law allows for many opportunities for a homeowner to remedy a non-compliance issue. The Board’s job is to maintain the community and ensure that homeowners comply with the documents for the betterment of the entire community, not to issue fines. Please help maintain your community to the standards of care and the betterment of all.

All the best,
Diane

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**

Like Us On Facebook

facebook