

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



Diane Barta, Community Manager
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Assessments 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

**July 24-27
(10 p.m. Friday to 5 a.m. Monday)**

The Lewisville Lake Toll Bridge will be closed to traffic.



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

Pools Are Open!

All homeowners,
residents, and/or



Detours:

- **Westbound detour:** Travel east on Eldorado Pkwy. and turn left onto FM 720. Travel north to US 380 and turn west. Turn left onto Loop 288 in Denton and continue south to I-35E and turn south. Continue to Swisher Road.
- **Eastbound detour:** Travel west on Swisher Road and turn right onto northbound I-35E. Continue north and take the Loop 288 exit. Turn right and continue on Loop 288 to US 380 and make a right. Travel east to FM 720 and turn right. Continue south to El Dorado Parkway.

For more information about upcoming lane closures and traffic-related news along NTTA roadways, go to the "Scheduled Lane Closures" link at www.ntta.org.

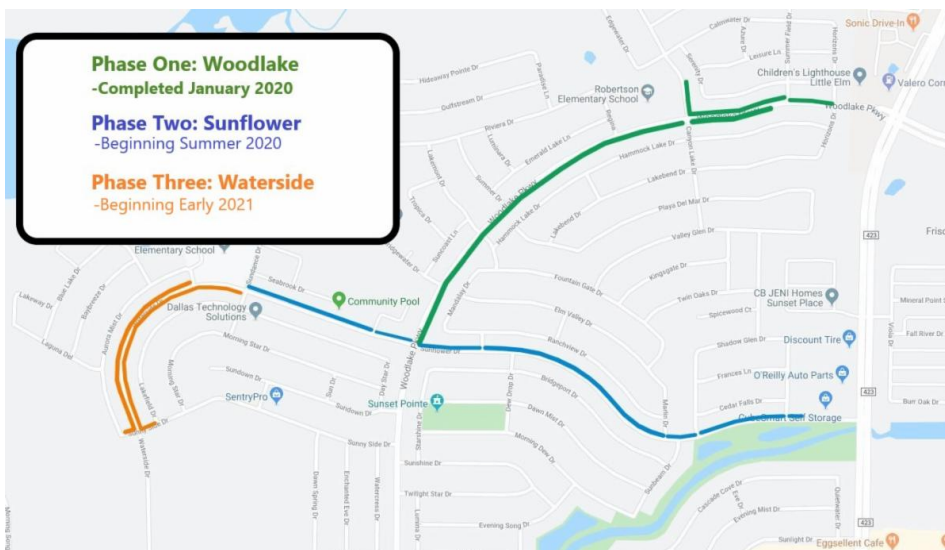
Sunflower Fence Replacement Begins August 3!



Phase Two of the HOA's fence replacement project will begin on August 3, 2020. This phase will begin on Sunflower at Sundance Dr and continue towards FM 423.

Panels will be removed in small sections which will allow the contractor to install new fencing quickly. This will reduce the time that affected owners will have temporary barriers up.

Phase One, which was along Woodlake, was completed in early 2020. Phase Three, which involved replacing fences along Waterside will most likely be scheduled for early 2021.



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

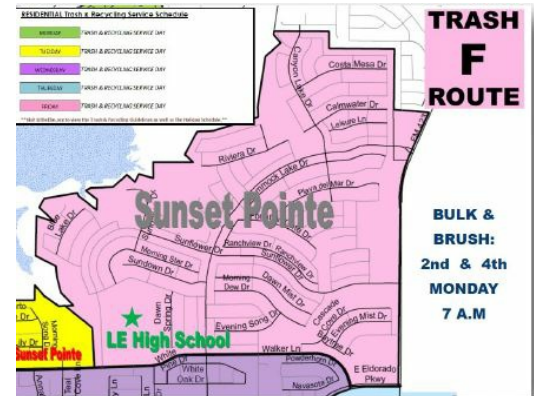
All adults in the household must sign the release and all children's names must be listed.

[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 27th

The next scheduled pickup is on July 27, 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.





How are assessments determined and what do they pay for?

As a Not For Profit organization, assessments are the only means by which an HOA can collect money in order to pay for the costs in a community. The Board of Directors establishes an annual budget each year which includes the total expenses to maintain the common areas, amenities and the contribution to a reserve account. Two Sunset Pointe collects \$150 every quarter in January, April, July, and October.

Explaining what is included in the assessments the homeowners pay is simple if you just think of it as your home. You pay for your lawn care, utilities, and monthly expenses out of a checking account. The same is true for the HOA, only on a larger scale.

The HOA's "checking" account is called the operational account. This is where regularly scheduled bills are paid from. This would include monthly landscape costs, mowing of 47.7 acres of common area, all irrigations lines and sprinkler heads, water pumps, lake management, tree service, grounds porter, pool services, pool monitors, pool porter services, emergency phones, office phones, internet services, staffing, parking lot maintenance, trails, fences, communication platforms, and many other items that are needed to run a community of 3396 homes.

While the experience and time that each Board and Committee member invests in their community is priceless, each position is on a volunteer basis. The Board and Committee members are not paid for their services.

When a new fence or roof is needed for a home, most homeowners reach for their savings account. The HOA's "savings" account is called the reserve fund. The reserve fund is used for major repairs, unexpected repairs or replacement items, and community enhancements.

The Board must perform Reserve Studies every few years. This will ensure that the budget is contributing a sufficient amount of money each month to the reserve fund. Maintaining the property, fixing equipment that is in a state of disrepair, and ensuring the community's properly maintain impacts the values of homes.

If you would like to learn more, please consider volunteering. There are several areas in which the community could use your talents, knowledge, and time.

Please contact me at any time if you would like more information, d.barta@sbbmanagement.com.

All the best,
Diane



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

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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