

**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 Past 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](http://www.mutualpayproperty.com) or [www.sbbmanagement.net](http://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 Past Due**

**Download Payment Options**

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



The Board will be holding an Executive Session Meeting on August 6, 2020, at 6:15 PM.



**Visit Dawn Mist Park on Friday July 31, 2020  
from 2:30-3:30 pm for a free Texas Ice Cream treat!**

Please remember that social distancing guidelines and mask ordinances must continued to be followed.

## 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.

The Board of Directors will be meeting in Executive Session to discuss confidential information and Board and Committee training. There will be no further items discussed during the closed session.

## Pools Are Open!



All homeowners, residents, and/or 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](http://twosunsetpointe.com).

## Bulk Trash Pick Up August 3rd

The next scheduled pickup is on August 3, 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.

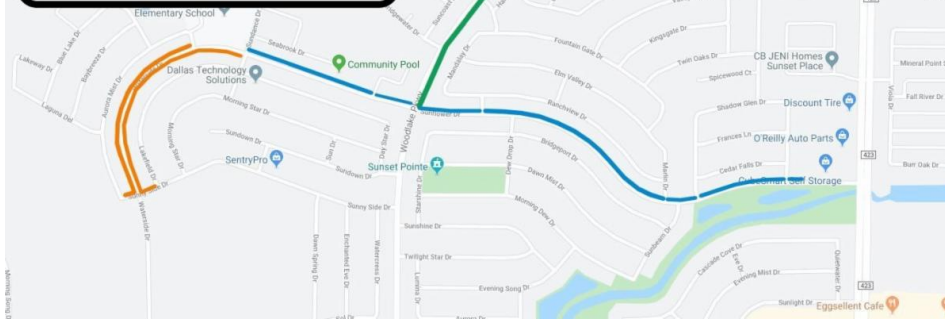




-Completed January 2020

**Phase Two: Sunflower**  
-Beginning Summer 2020

**Phase Three: Waterside**  
-Beginning Early 2021

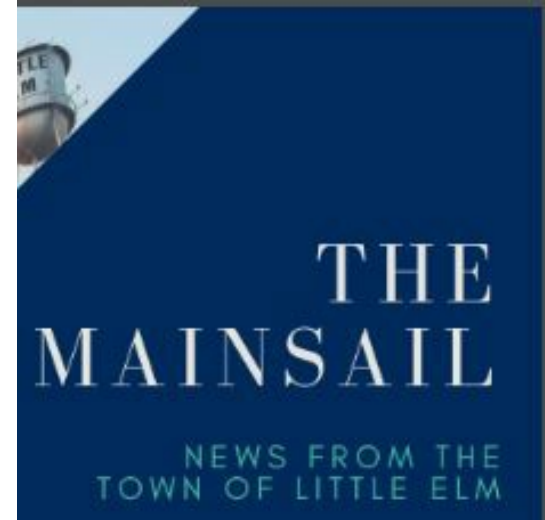


## Note of Thanks



Do you have an exceptional neighbor who you feel lucky to live close to? Did you have an amazing experience at one of the events or with one of the HOA's vendors? Is there something in particular that the Board of Directors has done that you appreciate? Is there anyone in the community that you just want to say "thank you" to?

The Two Sunset Pointe HOA would like to add a section to our eblast called "Note of Thanks." We'd like to hear what residents in the community are doing for each other, or something that the HOA has done that residents feel good about. You can send your Note of Thanks to [d.barta@sbbmanagement.com](mailto:d.barta@sbbmanagement.com). We will feature a few each week to increase positivity and spread cheer through these trying times.



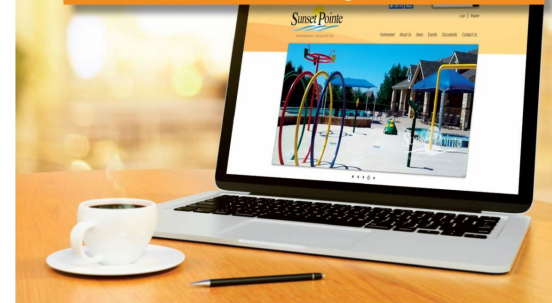
### Professional Landscaping Tips Summertime Water Management



By Ronny Nelson, Horticulturist, Board Certified Master Arborist and President of Simply Horticulture, LLC.

When you walk outside to 100-degree weather, every instinct in your body tells you to retreat. Our landscape kind of does the same thing. Did you know that plants cannot transpire water or create photosynthesis in 100-degree weather? At 95-degrees Fahrenheit, all plant biological and physiological functions slow down. This means plants are unable to cool off and create food from sunlight. When plants are not actively growing, they go into respiration, which means they are feeding on their stored carbohydrates.

[www.twosunsetpointe.com](http://www.twosunsetpointe.com)



### 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

So how do I help my plants get through this heat? Proper watering is key to maintaining a beautiful landscape. Slow, deep watering is the preferred method for watering. This helps the water penetrate deeper in the soil and is more likely to be available to plants for a longer duration.

When setting your irrigation system, set it to run several times within your specified watering day. A good rule of thumb on somewhat level landscapes is to set a spray zone about 7-8 minutes and a rotor zone 16-18 in black clay soil. Anything higher will likely run off, rather than be absorbed by the soil. Allow about 45-60 minutes before setting the irrigation to come on again. Multiple start times allow gravity to pull water downward and become available to the plants for a longer duration. 2-3 start times on your specified watering day is often necessary in the North Texas heat.

Water restrictions in most cities in Collin and Denton County only allow 2-days per week for outside water. This does not mean you cannot hand water, use drip irrigation or soaker hoses. It is important to keep sensitive plants hydrated on non-watering days. Hand watering seasonal color, non-established and other sensitive plants is often necessary. Most water restrictions do not restrict drip irrigation, so set it to run as needed. Inspect the soil to make sure you are not keeping it too wet. If it begins to have an odor, like rotten eggs, reduce your watering immediately and see if you have a drainage issue.

Scouting for drought stress is important. I prefer to do my inspections in the morning, so that the plants may restore their hydration overnight. Often plants appear to be wilting in the afternoon, because of the heat. Remember they can not transpire (cool themselves) above 95-degrees Fahrenheit. So, let's get out there early and beat the heat!


Sincerely,  
Ronny Nelson, BCMA

<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.

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 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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