



# BRISTOL POINTE

## APARTMENT HOMES

[BRISTOLPOINTELOVELAND.COM](http://BRISTOLPOINTELOVELAND.COM)

### JUNE 2026

JUNE 1 - RENT DUE  
 JUNE 14 - FLAG DAY  
 JUNE 21 - FATHER'S DAY  
 SUMMER SOLSTICE

### OUR TEAM

COMMUNITY MANAGER  
**JENNIFER HILLIER**  
 ASSISTANT COMMUNITY MANAGER  
**KAILYN INMAN**  
 LEASING PROFESSIONAL  
**ISAAC LEVIN**  
 MAINTENANCE SUPERVISOR  
**BRIAN BARBRE**  
 MAINTENANCE TECH  
**DAMIAN GRIEGO**

### RESIDENT REFERRAL



REFER A FRIEND TO LIVE AT THE BRISTOL POINTE APARTMENTS AND RECEIVE \$100.00 OFF FUTURE RENT!  
 CALL 970-776-9299  
 OR EMAIL US FOR DETAILS.

### ONLINE PAYMENTS

## LOFT

USE OUR ONLINE PORTAL, LOFT, TO MAKE RENT PAYMENTS AND KEEP UP TO DATE WITH ANY ANNOUNCEMENTS FROM OUR LEASING OFFICE.

CONTACT THE LEASING OFFICE IF YOU NEED HELP SETTING UP THE ONLINE PORTAL.

RENT IS DUE ON THE FIRST OF THE MONTH. LATE FEES ARE 5%. CONSULT YOUR LEASE FOR MORE DETAILS.


### CONVENIENCE FEES


A LOFT LIVING CONVENIENCE FEE MAY BE APPLIED TO RENT PAYMENTS MADE THROUGH THE ONLINE PORTAL WHEN USING CERTAIN PAYMENT METHODS, SUCH AS CREDIT CARDS. THIS FEE HELPS COVER TRANSACTION PROCESSING COSTS.


TO AVOID THIS FEE, RESIDENTS ARE ENCOURAGED TO USE THE E-CHECK (ACH) PAYMENT OPTION, WHICH TYPICALLY CARRIES A LOWER FEE OR NO FEE AT ALL.


← Add Payment Account


Select a Payment Type: ^

Visa 

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American Express 

Other Credit Cards 

eCheck 



## NO SMOKING ANYTIME ON PROPERTY



OFFICE AND AFTER HOURS EMERGENCY NUMBER  
 970-776-9299 AND FOLLOW THE PROMPTS

OFFICE HOURS

MON-FRI 9AM-6PM

SATURDAY 10AM-5PM

SUNDAY CLOSED

JUNE IS HERE, AND WITH IT COMES LONGER DAYS, WARMER WEATHER, AND PLENTY OF OPPORTUNITIES TO ENJOY YOUR HOME AND COMMUNITY. WE'RE EXCITED TO KICK OFF THE SEASON WITH HELPFUL TIPS, LOCAL EVENTS, AND A FEW REMINDERS TO KEEP EVERYTHING RUNNING SMOOTHLY.

[EMAIL: BRISTOLPOINTE-LEASING@SUMMITWESTPM.COM](mailto:EMAIL:BRISTOLPOINTE-LEASING@SUMMITWESTPM.COM)

### WEEKEND GETAWAY IDEAS: EASY SUMMER ESCAPES

ONE OF THE BEST PARTS ABOUT LIVING IN LOVELAND IS HOW QUICKLY YOU CAN SWITCH FROM EVERYDAY ROUTINE TO MOUNTAIN VIEWS, LAKE DAYS, OR VIBRANT DOWNTOWN STROLLS. WHETHER YOU WANT A QUICK RESET OR A FULL-DAY ADVENTURE, THERE ARE PLENTY OF NEARBY DESTINATIONS PERFECT FOR SUMMER WEEKENDS.

HERE ARE SOME EASY GETAWAY IDEAS JUST A SHORT DRIVE AWAY:

**ESTES PARK & ROCKY MOUNTAIN ADVENTURE**  
 JUST UNDER AN HOUR AWAY, ESTES PARK IS YOUR GATEWAY TO ROCKY MOUNTAIN NATIONAL PARK. SPEND THE DAY EXPLORING ALPINE LAKES, SCENIC OVERLOOKS, AND WILDLIFE VIEWING RIGHT ALONG THE ROADSIDE. DOWNTOWN ESTES PARK ALSO OFFERS GREAT SHOPPING, COFFEE SPOTS, AND RIVERSIDE WALKS.

**BOYD LAKE STATE PARK: YOUR LOCAL LAKE DAY**  
 RIGHT HERE IN LOVELAND, BOYD LAKE STATE PARK IS AN EASY GO-TO FOR A QUICK "VACATION DAY" WITHOUT A LONG DRIVE. BRING A PICNIC, RENT A BOAT, GO PADDLEBOARDING, OR JUST RELAX BY THE WATER.

**FORT COLLINS: FOOD, FUN & OLD TOWN CHARM**  
 HEAD NORTH TO FORT COLLINS FOR A LIVELY MIX OF DINING, BREWERIES, AND OUTDOOR FUN. OLD TOWN OFFERS WALKABLE STREETS, LOCAL SHOPS, AND PLENTY OF PATIOS FOR SUMMER EVENINGS. IF YOU WANT SOMETHING ACTIVE, THE POUDE RIVER TRAIL IS PERFECT FOR BIKING OR WALKING.

**CARTER LAKE: HIDDEN GEM JUST MINUTES AWAY**  
 JUST SOUTH OF LOVELAND, CARTER LAKE OFFERS DRAMATIC SCENERY WITH CLIFFS, CLEAR WATER, AND PEACEFUL TRAILS. IT'S A GREAT OPTION IF YOU WANT SOMETHING QUIETER AND MORE NATURE-FOCUSED WITHOUT TRAVELING FAR.

**MAKE THE MOST OF YOUR SUMMER WEEKENDS**  
 WHETHER YOU'RE HEADING INTO THE MOUNTAINS, SPENDING THE DAY ON THE LAKE, OR EXPLORING NEARBY TOWNS, SUMMER IN NORTHERN COLORADO OFFERS ENDLESS OPPORTUNITIES TO UNWIND AND RECHARGE. DON'T FORGET SUNSCREEN, WATER, AND A GOOD PLAYLIST FOR THE DRIVE!

### BARN SWALLOW REMINDER

EACH SPRING AND SUMMER, BARN SWALLOWS RETURN TO OUR COMMUNITY TO BUILD THEIR SMALL MUD NESTS UNDER OVERHANGS AND COVERED AREAS. THESE FAST-FLYING BIRDS ARE EASY TO SPOT BY THEIR DARK BLUE WINGS, ORANGE THROAT, AND LONG FORKED TAILS.

BARN SWALLOWS ARE PROTECTED UNDER FEDERAL LAW (THE MIGRATORY BIRD TREATY ACT), WHICH MEANS ACTIVE NESTS, EGGS, AND BABY BIRDS CANNOT BE REMOVED OR DISTURBED. EVEN PROPERTY OWNERS MUST WAIT UNTIL



THE BIRDS HAVE FINISHED NESTING FOR THE SEASON BEFORE TAKING ANY ACTION.

THE GOOD NEWS? BARN SWALLOWS EAT THOUSANDS OF FLYING INSECTS EACH DAY AND ARE A NATURAL PART OF A HEALTHY ECOSYSTEM. THEY'RE SEASONAL GUESTS AND WILL MIGRATE SOUTH IN THE FALL.

THANK YOU FOR HELPING US PROTECT OUR WILDLIFE AND FOR YOUR UNDERSTANDING DURING NESTING SEASON! IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LEASING OFFICE.

### FIREWORKS REMINDER

AS WE APPROACH FIREWORKS SEASON, PLEASE REMEMBER THAT FIREWORKS OF ANY KIND ARE NOT ALLOWED ANYWHERE ON COMMUNITY PROPERTY, INCLUDING SPARKLERS, FOUNTAINS, FIRECRACKERS, AND AERIAL FIREWORKS.

FIREWORKS PRESENT SERIOUS SAFETY RISKS, INCLUDING FIRE HAZARDS, INJURIES, PROPERTY DAMAGE, AND DISTURBANCES TO NEIGHBORS AND PETS. FOR EVERYONE'S SAFETY, OUR COMMUNITY ENFORCES A STRICT NO-FIREWORKS POLICY.

IMPORTANT: USE OR POSSESSION OF FIREWORKS ON PROPERTY IS A LEASE VIOLATION AND MAY RESULT IN FINES OR FURTHER ENFORCEMENT ACTION, UP TO AND INCLUDING EVICTION.



WE APPRECIATE YOUR COOPERATION IN HELPING KEEP OUR COMMUNITY SAFE AND PEACEFUL. PLEASE ENJOY LOCAL PUBLIC FIREWORKS DISPLAYS INSTEAD.

THANK YOU

### PLEASE PICK UP AFTER YOUR PETS



TO HELP KEEP OUR GROUNDS CLEAN, SAFE, AND ENJOYABLE FOR EVERYONE, WE KINDLY ASK ALL PET OWNERS TO PICK UP AFTER THEIR PETS DURING WALKS AND OUTDOOR PLAYTIME.

PET WASTE LEFT BEHIND CAN CREATE UNPLEASANT ODORS, DAMAGE GRASS AREAS, AND MAKE SHARED SPACES LESS ENJOYABLE FOR NEIGHBORS. A QUICK CLEANUP GOES A LONG WAY IN HELPING KEEP OUR COMMUNITY BEAUTIFUL.

TO MAKE THINGS EVEN EASIER, WE'VE RECENTLY ADDED ADDITIONAL PET WASTE STATIONS THROUGHOUT THE PROPERTY FOR YOUR CONVENIENCE. THESE STATIONS ARE STOCKED WITH WASTE BAGS AND DISPOSAL BINS TO HELP MAKE CLEANUP QUICK AND SIMPLE.



## AIR CONDITIONERS

TO ENSURE YOUR AIR CONDITIONING SYSTEM OPERATES EFFICIENTLY, PLEASE DO NOT SET YOUR THERMOSTAT BELOW 70°F, REGARDLESS OF THE OUTDOOR TEMPERATURE. SETTING THE THERMOSTAT TOO LOW CAN CAUSE THE UNIT TO FREEZE, WHICH MAY PREVENT IT FROM WORKING PROPERLY.

IF THE SYSTEM FREEZES DUE TO IMPROPER USE, THE COST OF REPAIRS MAY BECOME THE RESIDENT'S RESPONSIBILITY. WE APPRECIATE YOUR COOPERATION IN USING YOUR AIR CONDITIONING RESPONSIBLY AND HELPING MAINTAIN THE SYSTEM FOR EVERYONE'S COMFORT.

## SMOKE DETECTORS

IF YOUR SMOKE DETECTOR BEGINS TO CHIRP, PLEASE CONTACT THE LEASING OFFICE SO MAINTENANCE CAN REPLACE THE BATTERY.

DO NOT DISCONNECT, REMOVE, OR TAMPER WITH ANY SMOKE DETECTORS.

THESE DEVICES ARE ESSENTIAL FOR YOUR SAFETY AND MUST REMAIN OPERATIONAL AT ALL TIMES.



## ELECTRIC GRILLS ONLY

FOR THE SAFETY OF ALL RESIDENTS, AND IN ACCORDANCE WITH YOUR LEASE AGREEMENT AND LOCAL FIRE REGULATIONS, THE USE OR STORAGE OF CHARCOAL GRILLS, GAS OR PROPANE GRILLS, SOLID-FUEL COOKING DEVICES, HIBACHIS, SMOKERS, FIRE PITS, OR ANY OTHER OPEN-FLAME DEVICES IS STRICTLY PROHIBITED ON ALL PATIOS AND BALCONIES.

WE APPRECIATE YOUR COOPERATION IN HELPING KEEP OUR COMMUNITY SAFE.

## TRASH

PLEASE ENSURE ALL TRASH IS PROPERLY DISPOSED OF IN THE DUMPSTER, WITH BAGS PLACED FULLY INSIDE.

DO NOT LEAVE TRASH OUTSIDE YOUR DOOR AT ANY TIME, AS THIS CAN CREATE ODORS AND ATTRACT PESTS.

WE APPRECIATE YOUR HELP IN KEEPING THE COMMUNITY CLEAN.



## STAY COOL THIS SUMMER!

HOT SUMMER DAYS ARE HERE, AND WE WANT TO HELP EVERYONE STAY COOL AND REFRESHED! RESIDENTS CAN STOP BY AND ENJOY COMPLIMENTARY POPCORN AND POPSICLES AVAILABLE IN THE LEASING OFFICE DURING OFFICE HOURS.

WHETHER YOU'RE COMING IN FROM THE POOL, HEADING HOME FROM WORK, OR JUST LOOKING FOR A QUICK SUMMER TREAT, WE'D LOVE FOR YOU TO STOP BY AND GRAB A SNACK.



## CELEBRATING FATHER'S DAY

FATHER'S DAY IS A SPECIAL TIME TO CELEBRATE THE DADS, GRANDFATHERS, STEPDADS, AND FATHER FIGURES WHO MAKE A DIFFERENCE IN OUR LIVES EVERY DAY. FROM FIXING THINGS AROUND THE HOUSE TO OFFERING ADVICE, SUPPORT, AND PLENTY OF DAD JOKES, FATHERS PLAY AN IMPORTANT ROLE IN HELPING FAMILIES GROW AND THRIVE.

THIS FATHER'S DAY, WE ENCOURAGE EVERYONE IN OUR COMMUNITY TO TAKE A MOMENT TO RECOGNIZE THE FATHER FIGURES WHO HAVE HELPED SHAPE WHO WE ARE. WHETHER IT'S SHARING A MEAL TOGETHER, ENJOYING A FAVORITE HOBBY, OR SIMPLY SPENDING QUALITY TIME AS A

FAMILY, THE BEST GIFT YOU CAN GIVE IS OFTEN TIME AND APPRECIATION.

LOOKING FOR A SIMPLE WAY TO CELEBRATE? CONSIDER PLANNING A MOVIE NIGHT, GOING FOR A WALK AT A NEARBY PARK, OR LETTING DAD RELAX WHILE SOMEONE ELSE TAKES CARE OF THE CHORES FOR THE DAY. EVEN A HEARTFELT CARD OR A QUICK PHONE CALL CAN MEAN A LOT.

TO ALL THE DADS AND FATHER FIGURES IN OUR COMMUNITY, THANK YOU FOR EVERYTHING YOU DO. YOUR HARD WORK, GUIDANCE, AND SENSE OF HUMOR HELP MAKE OUR COMMUNITY A GREAT PLACE TO CALL HOME.

## LEAVE THE WASHER LID OPEN AFTER EACH WASH!

IF YOU'VE EVER FINISHED A LOAD OF LAUNDRY AND WONDERED WHETHER YOU SHOULD LEAVE YOUR WASHER DOOR OPEN OR CLOSED, YOU'RE NOT ALONE. IT'S A COMMON QUESTION—AND THE ANSWER MIGHT HELP KEEP YOUR CLOTHES FRESHER AND YOUR WASHER IN BETTER SHAPE.

THE SHORT ANSWER: YES, LEAVING YOUR WASHER DOOR OPEN IS USUALLY A GOOD IDEA. HERE'S WHY.

### WHY LEAVING THE DOOR OPEN HELPS

AFTER A WASH CYCLE ENDS, MOISTURE REMAINS INSIDE THE WASHER DRUM, RUBBER GASKET, AND DETERGENT DRAWER. WHEN THE DOOR IS CLOSED, THAT TRAPPED MOISTURE CREATES THE PERFECT ENVIRONMENT FOR MOLD AND MILDEW TO GROW. OVER TIME, THIS CAN LEAD TO UNPLEASANT ODORS THAT TRANSFER TO YOUR CLOTHES—EVEN AFTER WASHING.

LEAVING THE WASHER DOOR OPEN ALLOWS AIR TO CIRCULATE AND HELPS THE INTERIOR DRY OUT COMPLETELY. THIS SIMPLE HABIT CAN SIGNIFICANTLY REDUCE MUSTY SMELLS AND KEEP YOUR WASHER CLEANER BETWEEN CYCLES.

### WHAT ABOUT FRONT-LOAD VS. TOP-LOAD WASHERS?

**FRONT-LOAD WASHERS:** THESE BENEFIT THE MOST FROM LEAVING THE DOOR OPEN. THE TIGHT SEAL AND RUBBER GASKET ARE ESPECIALLY PRONE TO HOLDING MOISTURE, WHICH IS WHY ODORS ARE MORE COMMON IN FRONT-LOAD MACHINES.

**TOP-LOAD WASHERS:** WHILE THEY'RE GENERALLY LESS SUSCEPTIBLE TO MOLD, IT'S STILL A GOOD IDEA TO LEAVE THE LID OPEN FOR A BIT AFTER WASHING SO THE DRUM CAN DRY THOROUGHLY.

### HOW LONG SHOULD THE DOOR STAY OPEN?

YOU DON'T NEED TO LEAVE IT OPEN FOREVER. EVEN A FEW HOURS AFTER EACH WASH CAN MAKE A DIFFERENCE. IF POSSIBLE, LEAVE THE DOOR AJAR UNTIL THE INSIDE FEELS DRY, THEN CLOSE IT IF NEEDED FOR SPACE OR SAFETY REASONS.

### EXTRA TIPS FOR A FRESHER WASHER

REMOVE CLEAN LAUNDRY PROMPTLY AFTER THE CYCLE ENDS

USE THE CORRECT AMOUNT OF DETERGENT—TOO MUCH CAN LEAVE RESIDUE

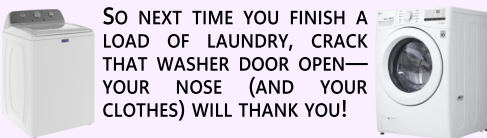
OCCASIONALLY RUN A CLEANING CYCLE OR A HOT WASH WITH NO CLOTHES

WIPE DOWN THE DOOR SEAL AND DETERGENT TRAY IF YOU NOTICE MOISTURE BUILDUP

### A SMALL HABIT WITH BIG BENEFITS

LEAVING YOUR WASHER DOOR OPEN IS A SIMPLE STEP THAT CAN HELP PREVENT ODORS, EXTEND THE LIFE OF THE APPLIANCE, AND KEEP YOUR LAUNDRY SMELLING FRESH. IT'S AN EASY HABIT THAT TAKES JUST A SECOND—BUT CAN SAVE YOU TIME, FRUSTRATION, AND EXTRA CLEANING LATER ON.

SO NEXT TIME YOU FINISH A LOAD OF LAUNDRY, CRACK THAT WASHER DOOR OPEN—YOUR NOSE (AND YOUR CLOTHES) WILL THANK YOU!



## WHY DO WE GET BRAIN FREEZE?



THAT SUDDEN HEADACHE FROM ICE CREAM OR A COLD DRINK—AKA BRAIN FREEZE—HAPPENS WHEN SOMETHING COLD HITS THE ROOF OF YOUR MOUTH.

THE RAPID TEMPERATURE CHANGE CAUSES BLOOD VESSELS TO TIGHTEN, THEN QUICKLY EXPAND, TRIGGERING NEARBY NERVES THAT SEND PAIN SIGNALS TO YOUR HEAD.

### WHY DOES IT HURT SO MUCH?

YOUR BRAIN DOESN'T ACTUALLY FEEL PAIN, BUT THE NERVES AROUND IT DO. WHEN THOSE NERVES GET MIXED SIGNALS FROM THE COLD STIMULUS, IT CREATES THAT INTENSE, BUT SHORT-LIVED HEADACHE FEELING.

THE GOOD NEWS? IT USUALLY ONLY LASTS A FEW SECONDS TO A MINUTE.

### QUICK FIX

IF IT HAPPENS, PRESS YOUR TONGUE TO THE ROOF OF YOUR MOUTH OR SIP SOMETHING WARM TO BRING THE TEMPERATURE BACK TO NORMAL.

### PRO TIP

SLOW DOWN WHEN ENJOYING COLD TREATS—IT'S THE EASIEST WAY TO AVOID THE FREEZE!

SO GO AHEAD AND ENJOY THAT ICE CREAM... JUST MAYBE NOT ALL IN ONE BITE!

## ICE CREAM IN A BAG

### INGREDIENTS:

- 1 CUP HALF-AND-HALF
- 3 CUPS ICE
- 2 TBSP. GRANULATED SUGAR
- 1/2 TSP. PURE VANILLA EXTRACT
- 1/3 CUP KOSHER SALT

### DIRECTIONS:

1. IN A SMALL RESEALABLE PLASTIC BAG, COMBINE HALF-AND-HALF, SUGAR, AND VANILLA. PUSH OUT EXCESS AIR AND SEAL.
2. INTO A LARGE RESEALABLE PLASTIC BAG, COMBINE ICE AND SALT. PLACE SMALL BAG INSIDE THE BIGGER BAG AND SHAKE VIGOROUSLY, 7 TO 10 MINUTES, UNTIL ICE CREAM HAS HARDENED.
3. REMOVE FROM BAG AND ENJOY WITH YOUR FAVORITE ICE CREAM TOPPINGS.

## GARAGES

LOOKING FOR GARAGE? STOP BY THE LEASING OFFICE TO EXPLORE OUR CURRENT AVAILABILITY!



GARAGE REMINDER: THEY ARE TO BE USED TO PARK YOUR CAR, NOT STORAGE.