



## **President's Message**

Greetings Neighbors! February is an important time of year for our HOA. There are two important messages to share and I hope you will read about them and to be informed since they involve each homeowner.

First, February is always our Annual General Member meeting. This meeting will be on Monday, February 12, 2017 at 7 p.m. at Creekside Elementary. This is not a regular HOA meeting, but is the meeting designated by our governing documents and Colorado statute that we hold an election. This year we have two Board Member positions available to serve a three-year term. Members may vote in person or by proxy (one per household). The election is done by secret written ballot. You may assign your proxy to a Board Director of your choice (Rolayne Sellers, Ian Broughton, Mary Ann Neumann, Dan Hartman or Sarah Terwilligar) or another Member (owner) of your choice who will be in attendance. All proxies will be checked against Association records for validity.

Currently I am the Board Member who has fulfilled a three-year term. Jim Harrington's term is also expiring, and since he resigned last fall Sarah Terwilligar was appointed in this position. We have nominated two candidates for these board positions: Sarah Terwilligar would like to continue on the board. She has been very interested in being involved in our community and has a great deal of energy and enthusiasm to bring to the board. Don Ewigleben has also been nominated for a board position. Don is a long-time resident that is recently retired. He has expertise and interest in continuing the traditions established as well as maintaining our covenants with integrity. As a board we highly recommend these candidates. If you have a candidate to nominate, please contact Rolayne Sellers with the information.

Second, our annual dues and Waste Management contract fees are also due by February 28, 2017. Our dues are \$71.00 for the year. The Waste Management fee is \$142.56 for the year. We are able to maintain this price because of the neighborhood contract. We recognize that not all neighbors opt for this choice

and may choose another carrier. Those who miss this deadline will not be allowed to participate in the HOA discounted plan. You can sign up on your own later with Waste Management, but you will not receive the discounted rate. We will again be enforcing our policy: If payment for trash service is not received by February 28, 2018, service will not be renewed for the homeowner, and the homeowner will be responsible for securing separate service until the next billing period in 2019. There will be no exceptions to this policy.

Each home should have received their homeowner information in the mail. (It was mailed on January 26, 2017.) It includes the invoice for Waste Management and dues as well as directory information, and also information and proxies for the election. The directory will be published in the next few months using the information that is returned, so please take time to make sure your information is correct.

It has been my pleasure to serve on the Chapparal 480 HOA Board of Directors for the past four years. I have enjoyed getting to meet many wonderful neighbors. I appreciate the support and cooperation of so many as I have fulfilled my responsibilities. I have enjoyed working with many board members over the last years. I look forward to seeing many of you at meetings, activities and events in the future!

Rolayne Sellers Chapparal 480 HOA President



**Chapparral 480 HOA Minutes of the Meeting January 9, 2018**

In attendance: Kent Sellers, Rick Poppe, Doyle Tinkey, LuAnn Tinkey, Jim Noon, Tom Lash, Pamela Daiss-Sitzmann, Ken Brunk, Sue Brunk. Board members: Rolayne Sellers, Mary Ann Neumann, Dan Hartman, Ian Broughton, Sarah Terwilligar.

**Review/Approval Minutes of November 13, 2017 Meeting**

A motion was made and seconded to approve the September minutes, and the motion was voted on and passed by unanimous consent.

**Treasurer's Report**

Treasurer Neumann passed out copies of the 2017 balance sheet, income statement and check register, as well as the 2018 budget. She highlighted that there are still a few outstanding expenses to be paid from the sleigh ride event, but overall the fund balance increased by about \$11,000 for 2017! She also noted that she expects an increase in the cost for waste management this year and noted that HOA dues also increased by 3% to \$71 for 2018.

A motion was made and seconded to approve the Treasurer's report, and the motion was voted on and passed by unanimous consent.

**Elections**

The terms for two HOA board members, Rolayne Sellers and Sarah Terwilligar, are ending. Currently, nominations for Sarah Terwilligar and Don Ewigleben have been made. Homeowners may contact any current board member to make additional nominations. Voting for these positions will occur at the meeting on February 12th. The proxies will be mailed out soon along with the dues and trash mailing and the notice for the Annual Owners' Meeting.

**Architectural Control Committee**

Rick Poppe said that for 2017, there were 41 ACC requests, with 2 projects not completed. No requests were made or approved for 2017 since the last report. For 2018 year-to-date, there has been one request made for a patio.

**Chapparral Metro District Report**

Tom Lash said that the terms for two CMD board members are ending. The election will be on May 8th and there will be mail in ballots. Nominations for these positions are due by March 3rd. Swimming pool is covered, the entryway project is done and paid for, and there is no need to increase the mill levy – it may be possible to reduce it.

**CENCON Report**

Nothing to report.

**Website Update**

An individual has made a request to add links with emergency preparedness content to the Chapparral website in the miscellaneous section. The board will review the request and content of the links and decide whether to add the links to the website.

**Public Comments**

A homeowner asked whether the community receives criminal activity reports for the neighborhood. Board members replied that no reports are provided by law enforcement. A board member shared that a homeowner approached them with the idea of cameras at the entrances to the neighborhood and the homeowner was referred to the CMD since they are responsible for entrances.

Another homeowner commented on people driving too fast through the neighborhood.

Meeting was adjourned at 7:37 pm.



**Next Meeting: Annual General Member Meeting on Monday, February 12, 2018**

**7 PM at Creekside Elementary**

## Community News



Kelly Mullin reminds you to email her at [chapparalswimteam@gmail.com](mailto:chapparalswimteam@gmail.com) if you are interested in participating in the swim team.

### **Annual General Member Meeting Agenda, Monday, February 12, 2018**

- I. Call to Order, establish a quorum.
- II. Introductions
- III. Review and Approve Minutes of January, 2018 HOA Meeting
- IV. Review and Approve Minutes of 2017 Annual Meeting
- V. Treasurer's Report
  - a. Review and approve Financial Statements for FYE 12-31-17
  - b. Review and approve Financial Statements for January 2018
- VI. Appointment of Ballot Counters/Judges
- VII. Nomination of Candidates
- VIII. Recess for Voter Eligibility Verification, Establishment of a Quorum, and Distribution of Ballots
- IX. Candidates' Remarks
- X. Election, Voting, and Announcement of Election Results
- XI. Public Comments
- XII. Other Items that may Come Before the Association
- XIII. Adjournment

**NEXT HOA BOARD MEETING MONDAY, MARCH 12, 2018**



## Community Forum

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### **SMOKE DETECTORS** **Is your home current and safe?**

Everybody seems attuned to replacing the 9 volt battery whenever the alarm begins to chirp. That is the easy part. And if you are tired of replacing 9V batteries, buy lithium ion batteries for about \$6-7 each. They will last for up to 10 years in your smoke detector.

But how about the alarm itself?

You should know that most smoke alarms are certified for seven years of use and should be replaced thereafter, because they will no longer produce reliable detection. All of the homes in Chapparral are now 20 to 35 years old. And many of our homes probably still have their original smoke detectors. Yikes! At that age, they no longer work!

You may say, "But I test the alarm occasionally and all of them produce the alarm noise. So they must be working, right?"

Wrong! Pressing the button only tests the sound-making circuit, but not the actual detector. The detector itself either sees ionized smoke particles, or else has a visual sensor to see the smoke itself. Pressing the button tests neither.

To actually test the detector, light a candle and let it burn briefly. Then extinguish it and hold it just below the detector while the residual smoke curls up from the dying wick. If the alarm doesn't trigger, buy a new one!

Also, while discussing smoke alarms, let's review the building safety code:

Until about 1992, homes in Chapparral were only required to have one detector on each level. So many of our older homes only have two or three detectors. Beginning in 1993, the requirement changed to require one per level in a hallway area, plus one in every bedroom.

The code now requires new homes to include a combined carbon monoxide / smoke detector on each level. So to meet today's code, my home has now three smoke/CO detectors and six smoke-only detectors.... a total of nine.

Although you may not want to upgrade to the newer standard, be aware that home purchase inspections will virtually always require the additional smoke detectors as a condition of sale. So you might as well do it now and protect yourself too.

Replacing an old detector is easy. Twist the detector to remove it from the base plate and pull out the 3-wire plug. (This may require you to squeeze the sides of the plug.) Many of the new detectors can accept the same plug and the same base plate, so just reverse the steps and you are done. In some instances, you may need to install the new base plate, provided with the new detector, and possibly change the 3-wire connector. (Turn off the smoke detector circuit at your breaker box if you attempt to replace the connector yourself!)

The combination detector (smoke and carbon monoxide) has identical mountings, so you can install either type detector using the same process.

For those older homes without detectors in the bedrooms, wired detectors (that are interconnected throughout the house) can usually be added by an electrician or handyman by accessing your ceiling crawl space.

But you can also buy detectors which plug-in to a standard wall receptacle (non-interconnected), or battery-only detectors which can be easily attached to a wall or ceiling.

Replacement smoke detectors (wired version, with battery) cost about \$15-\$20 each at Home Depot or Lowes. The combination smoke/carbon monoxide (smoke/CO) devices are about \$45-50.

Some (but not all) of the newer devices are rated for ten years. Others still have a seven-year life.

Phil Bucher  
(Electrician – Habitat for Humanity of Metro Denver)  
7183 S. Chapparral Circle East

# Board of Directors Directory

## CHAPPARAL HOA

President	Rolayne Sellers rolaynesellers@gmail.com	303-690-9142
Vice President	Ian Broughton broughton_hoa@yahoo.com	303-488-7582
Treasurer	Mary Ann Neumann xjneumann@centurylink.net	303-690-6823
Secretary	Sarah Terwilligar sarah@terwilligar.com	408-314-8113
Director	Dan Hartman dan.hartman@stoneriver.com	303-884-8598

## ARCHITECTURAL CONTROL COMMITTEE

Chair	Rick Poppe rickpoppe22@gmail.com	303-690-0594
	Wayne Lauer	
	Clay Boelz	

## CHAPPARAL METRO DISTRICT

President	Gary Cornish gcornish@gcornish.com	303-627-6073
Vice President	Gerry Weaver gnweaver@comcast.net	303-699-6033
Secretary/Treasurer	Tom Lash Tom.lash@comcast.net	303-617-9911
Asst. Secretary	Jim Neumann xjneumann@centurylink.net	303-690-6823
Asst. Secretary	Steve Cooper crengineering@msn.com	303-807-3019
	<a href="https://www.colorado.gov/pacific/chapparralmd">https://www.colorado.gov/pacific/chapparralmd</a>	