

# CHAPARRAL SAGE

## **April's Meeting Agenda Monday, April 13, 7 pm**

- I. Call to order
- II. Pledge of Allegiance
- III. Introductions
- IV. Review/Approve Minutes of 3/9/2015
- V. Treasurers Report
  - a. Financial Statements
  - b. Dues Status
- VI. Communications Update
  - a. Survey Update
  - b. Community Directory
  - c. Newsletter update
- VII. Legal Update
- VIII. ACC Report
- IX. Chaparral Metro District Report
- X. CENCON Report
- XI. Old Business
  - a. None
- XII. New Business
  - a. Community Clean UP Days, May 9th and 10th
  - b. Swim Team Update
- XII. Public Comments

## Board of Directors

### CHAPARRAL HOA

- President Rolayne Sellers 303 690-9142  
rolaynesellers@gmail.com
- Vice President Jim Harrington 303-699-8272  
Jim.harrington@pfacolorado.com
- Treasurer Mary Ann Neumann 303-690-6823  
xjneumann@centurylink.com
- Secretary Pam Daiss-Sitzmann 720-935-2213  
pamdaiss@aol.com
- Director Ken Brunk 303-680-4034  
kenbrunk@msn.com

### CHAPARRAL METRO DISTRICT

- President Gary Cornish 303-627-6073  
gcornish@gcornish.com
- Vice President Gerry Weaver 303-699-6033  
gnweaver@comcast.net
- Secretary/Treasurer Tom Lash 303-617-9911  
Tom.lash@comcast.net
- Asst. Secretary Jim Neumann 303-690-6823  
xjneumann@centurylink.com
- Asst. Secretary Steve Cooper 303-807-3019  
crengineering@msn.com

**Next Meeting –May 11,  
2015 Creekside  
Elementary School**

**COMMUNITY FORUM  
FOR YOU**

Perhaps you want to see if there is interest in starting a tennis club within Chapparal, a fly-fishing group, a gardening club, a retirees breakfast, you name it and you can spread the word with this newsletter.



If you would like to see an article that periodically talks to your favorite area of our Chapparal community such as Grandview or Regis sports, Creek Side events, Liberty Middle School, or something else please draft it and send it to Ken Brunk at [kenbrunk@msn.com](mailto:kenbrunk@msn.com) in Microsoft Word so we may get it in to the newsletter.

Articles must be submitted by 8 pm on the third Friday of the current month.

## President's Message

Happy Spring! It's so nice to be able to enjoy some beautiful weather days again. This is the time of year when we start to see our neighbors more because we are outside more often. It will be fun to see our landscape come back to colors and beauty.

We would like to thank so many homeowners for returning the surveys that were sent out. We had a great response. It was also comforting to see that such a large percentage of you viewed the HOA Board's main responsibility as covenant enforcement. We intend to be friendly and communicative with you as we achieve this goal. We are committed to retaining pride in our community. With your help and support we will do so!

In April we will start with an outside company coming through the neighborhood and identifying homes that are not in compliance with our covenants. We will be looking for activities and practices that have been published as prohibited: storage of boats, campers, RV's, trailers, tents, commercial equipment or vehicles that are obvious from the road; dead trees; tall weeds. If you are not sure what is included, you are invited to look at the covenants (available on the website if needed and summarized in the back of your Directory.).

If you know that you are in violation of the covenants we invite you to take action now to make the necessary corrections. Look around at your property and see what might need to be done to make it appear nicer. Do you have any dead trees that need removal, are your garbage cans in plain view, is your mailbox in good condition; do you have an unfinished deck or major landscaping project? We would welcome you to call us (any board member or ACC member) if you are aware of concerns that you are presently working on and let us know your plans. We are looking forward to a great summer ahead.

Rolayne Sellers, HOA Board President

## Chaparral Homeowners Association Meeting Minutes, March 9, 2015

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In attendance: Peter and Terri Percich, Karen and Graeme Watson, Jim Noon, Vera Matthews, David and Jackie Anderson, Doyle and LuAnn Tinkey, Sue Brunk, Dan Hartman, Lauren Furuta, Jim Neumann, Cory and Monika Bromley, Doug MacCarthy, Willie Mullin. Directors present were Jim Harrington, Pam Daiss-Sitzmann, Mary Ann Neumann, and Ken Brunk. Rolayne Sellers was absent.

Jim Harrington called the meeting to order at 7:08 p.m. All persons present introduced themselves. Jim welcomed and thanked everyone for attending the meeting. President's comments included the mentioning of potential requests for ground based solar systems.

Legal counsel has been asked to develop State and Federal compliant information to guide the board regarding ground based solar. This will enable the board to provide informed responses to residents should a formal application be submitted.

Mr. Harrington proposed that the HOA officers be shuffled for the 2015 terms as follows: President, Rolayne Sellers; Vice President, Jim Harrington; Treasurer, Mary Ann Neumann; Secretary, Pam Daiss-Sitzmann; and Director, Ken Brunk. A motion to approve the changes was made, seconded, and passed by the board.

**Minutes of the February 9, 2015 Annual Meeting** by Pam Daiss-Sitzmann: Several comments were received by attendees.

- Photographs have been received by board members of snow plows on Briarwood, one homeowner relaying that he too has been in conversation with the City on plowing only one lane, on Flanders, another reported she attended a Public Works meeting and was impressed that they do want information and suggestions to improve the conditions of the roads, especially on shady and North facing areas that ice up.
- A homeowner requested that the minutes be changed to reflect that she was not against money being spent to enforce covenants, just not spending \$2,500.00 on an outside firm to do the job. The board maintained the minutes as written reflected their collective recollection of what was actually said, but did agree to include a clarification comment requested by the homeowner in the March meeting minutes.

**Financial Update** by Mary Ann Neumann: Copies of P&L's, budgeted and actual for 2015 were passed out. She reported that the reason for large amount of money held in the HOA accounts is because many of the Waste Management fees have been collected, however the HOA has not yet written the check to Waste Management for the services. The contract with WM comes up in February so negotiations need to start in the fall. The contract may roll over but the price would not be limited to 3% increase.

**Community Survey:** Ken Brunk provided a preliminary report of the community survey. There were 161 respondents so far. Copies of the preliminary results were handed out and presented. The results indicate about half the respondents use the web site; the preponderance would prefer an electronic newsletter; most would prefer an electronic and paper neighborhood directory; the vast majority believe the HOA should spend up to \$3,000.00 on social events each year and that alcohol should not be provided by the HOA; about 1/3 of the respondents would like the HOA to continue to study and potentially contract snow plowing to the 5-7 thousand level; while 2/3 of the respondents would like the HOA to continue working with the city to improve the existing service

with no additional HOA monies spent; and the preponderance of the respondents want the HOA Board to place emphasis on covenant enforcement, communications, and ensuring that we have an effective ACC.

Mr. Brunk also talked about our plans to publish the in house newsletter, which he has taken on, to be more appealing. In house publishing provides us much more flexibility for our content. Neighbors are invited to provide content. One homeowner wanted to know about advertisements in the newsletters. This point is definitely being considered and investigated. Another person commented about classified ads in both the newsletter and directory. Jackie Anderson volunteered to help with design and to work on the newsletter.

**Legal Update:** Candyce Cavanaugh was contacted about the ground solar information, as previously mentioned.

**Architectural Control Committee (ACC):** Update was presented by Mr. Harrington, because all of the ACC members were out of town. The owner of the vacant lot where the old tennis courts are, has interest in applying for a house plan approval. The process to get the information has begun. Someone asked about a shed that was pending approval or denial and Mr. Harrington said it was dormant.

**Chaparral Metro District Report** by Jim Neumann: The entryway designs are in progress. There will be a meeting with the swim team on Friday, February 12, 2015. The lifeguard company has been contracted. The tennis courts are owned by ACWWA. They are responsible for surface treatment. There was discussion of condition of courts. Doyle Tinkey will take the complaints to ACWAA. The road widening was brought up and there was conversation about the fact that almost all of the trees at the entrances are going to be taken out. The road is proposed to go further south than originally thought, as evidenced by the stakes that are already placed.

**CENCON Report** by Doyle Tinkey: There are no projects pending that would impact Chaparral.

**New Business:** One neighbor wants to disband the HOA and not spend any money for outside sources. She wanted to reiterate that covenants are not an issue. Another neighbor thought that we should not have covenant McCarthyism. There was a monologue about strict rules being used illogically. The third party covenant company was brought up again. Mr. Harrington stated that the sole purpose of using a third party is to help ensure that everyone takes good care of their property so as to protect our property values and to get the attention of those people who are not keeping their properties up. There was a spirited dialogue about how the outside company will be utilized. The Board has decided to move ahead with the third party with the Board reviewing alleged violations and the Board determining which homeowners are to receive covenant violation notices. The meeting adjourned at 8:32 p.m.



## 2015 HOA Survey Results

Thanks to those 165 of you that completed the HOA survey sent with your annual dues notice. Those responses represent input from 63.4% of the homes in Chapparal. That is almost 2/3 of the homes in our community. The responses to the questions are presented below.

### Final Survey Results as of 3/19/15

(165 Surveys returned as of 3/19/15; 63.4% of all homes in Chapparal)

#### Question 1

##### Communications

Do you use web site?	Yes	No		
Response	85	76		
How to transmit timely material	Printed	Web site	e-mail	
Resonse	44	20	124	
Is An Electronic Newsletter ok?	Yes	No		
Response	148	18		
Prefer paper or electronic newsletter	Paper	Electronic	Both	
Response	33	118	16	

#### Question 2 Directory

How want access to directory?	Printed	Web site	Both
Response	70	53	42

#### Question 3

Should HOA do Social events	Yes	No		
Response	133	30		
If "Yes" what is Max Spend	\$3,000	\$5,000	>\$5000	
Response	76	38	1	
Should HOA provide Alcohol?	Yes	No		
Response	28	116		
If "Yes" how much what is Max \$	\$300	\$500		
Response	8	13		

#### Question 4

Snow removal	# of votes			
Investigate lic. Contractor	58			
Extreme snow only	37			
Work with City to include more roads	109			
How Much to Spend if HOA plows	\$5,000	\$7,000	other	
Number of votes	21	28	1@ \$10,000	

#### Question 5:

Board Emphasis should be:	# of 1's	# of 2's	# of 3's	# of 4's	# of 5's	# of 6's	# of 7's
Social Events	10	12	10	25	22	33	32
Community Projects	2	14	16	33	42	21	20
Ensure an effective ACC	29	58	27	13	10	7	5
Ensure good communications	42	24	44	22	6	8	4
Ensure covenants enforced	60	30	20	12	8	11	10
Assist small groups	0	0	11	13	26	44	46
Develop New Services	10	10	18	22	23	17	35

\*1 most important;7 least important

## Chaparral Community News

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### Spring Cleanup May 9th and May 10th

A dumpster will be located at the Pool for your Spring Cleanup items. Please no electronics, hazardous materials, or paint.



### Sign up for Chaparral Sharks Swim Team



On Monday, April 13th at noon on our website, [www.chaparralsharks.com](http://www.chaparralsharks.com). The swim team fills up fast, so make sure to save the date on your calendar! A waiting list will be started once the team has reached capacity. The swim team is open to any swimmer between the ages of 5 - 18 as of June 1, 2015, who can swim one length of the pool unassisted. Unassisted, meaning no physical help from another person. It is just a matter of propelling themselves across the pool, whether they doggy-paddle the whole way or have to stop and have a rest on the lane line, or both!

All families who participate on the team are required to volunteer for a minimum of seven (7) regular season shifts. Please refer to our website for information regarding practice times, meet schedule, costs, and lots of other information.

### *A Heart Warming Shark Story*

Coming into a new state during the 4<sup>th</sup> grade was quite the adjustment. Everything was completely different from where I had moved. I didn't feel particularly welcome anywhere, except for my swim team, the Chaparral sharks.

This team welcomed me so eagerly with caring coaches and immediate friends. Even the parents were so quick to introduce me to their children. More than just bringing me closer to many people who are my best friends now, Chaparral Sharks started what is now one of the most important parts of my life, swimming.

I began on this team with only swimming at the beach and the pool when all my friends would go. Sharks developed my skills from barely being able to tread water to being able to try out for my high school swim team and making varsity my freshman year. Not swimming

year-round and being able to make varsity should speak to the skills and speed that I gained from this team.

Karen Ammon, who has been my coach for Sharks and high school, has taken time out to make sure that I was given the necessary resources and attention to get myself to the next level that I was looking to attain.

She had helped me sign up for year round swimming, which I am now heavily involved in, and gain the necessary skills to become a junior coach. Karen is the best coach I could ever imagine, and her heart for the sport and every swimmer she has coached clearly exemplifies this aspect of her.

My swimmer profile has gone from not being able to swim, to swimming on a summer team, to making varsity for my high school team, to making a year round team, to making the state swim team for my high school team, to being a junior coach and teaching kids just like me on my first day.

Sharks are the reason that my swimming career has spiraled into what it is. It is more than just a swim team to me. I couldn't be more thankful for the irreplaceable opportunities that Sharks has opened for so many others and I.

Your neighbor, E. Furuta.

Stamp

Mailing Label