



President's Message

Hooray for Spring! Let's hope we don't have another blizzard this month. However, the amount of moisture from our last storm was incredibly helpful. And spring storms melt so much more quickly than winter storms.

April starts our month for spring cleanup in the neighborhood. It's a fun time to watch the flowers and trees start budding and showing their life again. It's also the time when we see what vegetation didn't survive. We live in a beautiful neighborhood and we hope each homeowner will make the effort to have your property add nicely to the community image.

The Chapparral 480 Homeowners Association has once again contracted with Colorado Preservations Specialists, Inc. to drive through our neighborhood to identify possible covenant violations. They will begin in late April to give us time to "clean up" from the winter. Remember we have two roll off dumpsters scheduled for May 14 and 15 to help you discard dead limbs and branches. Please use the dumpsters for larger items and not things you can put out with your regular trash pickup. Waste Management allows up to 10 bags per week, including bundles that are wired and within size limits. (Check our website for more detailed information if needed.) Please cut down dead trees and bushes.

According to the Declaration of Protective Covenants and Restrictions of Chapparral 480 Article VI (Land Use Restrictions) the following quick highlights are a reminder of the covenants we are obligated to uphold:

- No non-domestic animals shall be raised, grown, bred or cared for.
- There are specific building requirements, especially for roofs, unattached garages or sheds that must be cleared with the ACC before installation.
- Each owner is required to maintain his/her lot which includes cutting of weeds, removal of rubbish, trash or garbage.
- All equipment, garbage cans, wood piles, or storage piles shall be kept screened by adequate planting or fencing so as to be concealed from view of bridle paths, neighboring residences and streets.

- No campers, mobile homes, trailers or other similar recreational equipment and no tractors, horse trailers, commercial equipment or vehicles shall be kept or maintained on any lot or street.
- Each owner shall be obligated to remove any diseased trees..

In 2015 we focused on establishing our community covenants once again. We believe that it contributed to an improvement in owners taking responsibility for their properties. We appreciate how many voluntarily took care of issues of concern. We anticipate the same response this year. We are all aware of a few properties that may need some improvement this year. We recognize the importance of communication with the HOA Board and the Architectural Control Committee. We promise to continue being respectful and responsible as we communicate with our community members.

Rolayne Sellers, President Chapparral 480 HOA

Next meeting May 9, 2016 Creekside Elementary 7:00 PM

Chapparral 480 HOA Annual Meeting Minutes, March 8, 2016

In attendance: Susan Brunk, Brian Lever, Helen Lever, Biral Shaw, David Anderson, Jackie Anderson, Wayne Lauer, Teri Lash, Doyle Tinkey, LuAnn Tinkey and Pam Daiaa-Sitzmann. Directors present: Rolayne Sellers, Jim Harrington, Dan Hartman, Mary Ann Neumann, and Ken Brunk. President Rolayne Sellers called the meeting to order at 7:09 P.M. Introductions were made of the Board as well as the audience. There being a quorum of Directors the meeting was an official meeting of the board.

The first item of business was to nominate a slate of officers of the Board for the 2016 and partial year 2017 time frame. A motion was made, seconded, and approved that the officers of the board be as follows: Rolayne Sellers, President; Jim Harrington, Vice President; Mary Ann Neumann, Treasurer; Dan Hartman, Communications; Ken Brunk, Secretary.

Next item was the motion to approve the Minutes of the February meeting. Prior to approval of the minutes Mary Ann Neumann asked that a correction to the Annual Meeting minutes be made. She pointed out that the minutes stated that 8 proxies were received and it should have read that 23 proxies were received. The correction was accepted and will be made to those minutes. They will actually be approved at the next Annual meeting. The balance of the minutes was approved.

Treasurer's Report

Mary Ann Neumann presented the Balance Sheet and the Profit/Loss Statement as well as the check register. She noted that on the next month's statement the term "Retained Earnings" will be replaced with a term that is more technically correct for a non-profit. After discussion, the term "Fund Balance" will replace "Retained Earnings" on the balance sheet. The Quickbooks program being utilized will not allow renaming of "Net Income" on the financial statements, so it will remain the same. A motion was made, seconded, and passed to accept the Treasurers Report as presented.

Dues for 16 homes have not yet been received and are therefore past due. These homes have also not yet signed up for the very favorably priced Waste Management Garbage Pickup and Recycling Programs through the HOA. This lack of prompt payment also creates additional workload for the Treasurer that is unacceptable. A discussion ensued regarding some potential remedies to this late payment problem. A motion was made by Director Brunk that a letter be sent to the homeowners that have not paid stating that if payment is not received by the HOA on or before March 31, 2016 that they will be removed from the HOA Waste Management program and shall arrange their own contract for trash pick up. The motion was seconded by Director Harrington and passed unanimously.

Covenant Violations

President Sellers stated that the HOA would once again be contracting with Community Preservation Specialists, Inc. to conduct neighborhood reviews pinpointing violations. She also stated that fines will be assessed beginning May 1st to homes that have continued violations that are carried over from last year as well as those homes that are unresponsive this year.

Next, a homeowner who has temporary non-compliant structure placed on their property addressed the board seeking relief for the non-compliant structure. The board listened to the request and advised the homeowner that it would have an executive session to consider what, if anything may be done to accommodate the situation. Both Wayne Lauer, representing the ACC and the HOA Board thanked the homeowner for attending the meeting and seeking a solution.

Architectural Control Committee

Wayne Lauer stated the committee has received and approved several requests including new windows, patio enclosures, landscaping, decks, and fencing. He pointed out the committee is holding the approval of roofing request pending input from the HOA Board who are considering a modification to the existing roofing policy to better define the characteristics of roofing materials to be used in Chapparral.

Wayne also reported the ACC has received one complaint regarding a landscaping job that has been previously approved but has not yet been completed.

President Sellers commented that the board is indeed working with the ACC committee to better define what characteristics are needed for compliant roofing materials in our community. She stated that we have also received input from our attorneys regarding what the current laws and regulations require of an HOA in this area. A committee of the board and the ACC is considering the information. We expect to have this policy revised in the next couple of weeks. She further stated the policy would be distributed and placed on the web site once it is completed.

Discussion from the audience and some of the board concerning specific roofing materials took place. Some residents expressed the view that no asphalt roofs be allowed in Chapparral and sited nearby communities where only shake or tile roofs are allowed. It was also stated that asphalt roofs devalue the homes in our neighborhood. Director Brunk commented that material of construction was less important than the look of the roof. He emphasized that shingle relief (height) and color were important and resulted in a high quality look. Rolayne thanked all for the input.

CENCON

Doyle Tinkey reported that there were no activities discussed at the CENCON meeting that affected Chapparral in the immediate future.

Chapparral Metro District

Jim Neumann presented the entrance design and cost proposals received from contractors. The design scope for which prices have been received consists of the guardhouses in the center of the road at the East and West entrances with signage on both sides of each entrance and landscaping throughout. Jim reported the following cost information:

Stone Work	\$350,000
Electrical Work	\$23,716
Landscaping	\$37,072
TOTAL	\$410,788
Contingency	\$40,000
GRAND TOTAL	\$450,788

Jim commented that the pricing received needed further refinement prior to letting any contracts. He stated there is a CMD Board meeting to discuss the project that is being held at the office of CRC located at 7995 E. Prentice Ave, Suite 105; Greenwood Village CO on Friday the 18th at 3:00P.M. He mentioned all are welcome to attend and to state their views, concerns and support.

Several members of the audience raised concerns about the guardhouse component of the design from a safety point of view as well as a cost point of view. Concerns were also expressed about the cost of the entrances in comparison of the amount of reserve funds the CMD has for future repairs to the pool. The audience was asked to email their concerns to either Rolayne or Ken and they would present the concerns to the CMD board on Friday on behalf of the homeowners. The attendees were unanimous in the belief that the entrances must look good.

Communications

Dan Hartman reported that the new Chapparral HOA web site is up and running. He will be adding features to the web site periodically. The email blast function appears to be working well and is much improved with this site. Rolayne thanked him for his work on this important communications tool.

Public Comments

Wayne Lauer proposed that the Spring Dumpster Days be Saturday May 14th open from 10:00AM to 1:00PM and Sunday May 15th open from 1:00PM to 4:00PM. After a small amount of discussion the dates were agreed to.

The meeting was adjourned at 8:43 p.m.



Next meeting May 9, 2016 Creekside Elementary 7:00 PM

Community News



DUMPSTER DAYS: MAY 14 AND 15

To help us all with our Spring cleanup the HOA has once again arranged for dumpsters to be placed at the pool for the larger items such as larger tree limbs, bushels of pine needles, perhaps an old couch or chair and the like that are simply much easier to get rid of in a dumpster than the weekly trash. Remember **NO HAZARDOUS WASTE** is allowed in the dumpsters such as old paint, CRT screens, electronics, mercury light bulbs and so forth. The dumpsters will be at the pool area on Saturday May 14 and be available for dumping into between the hours of 10:00 AM to 1:00PM and on Sunday, May 15th during the hours of 1:00PM to 5:00 PM. Always remember, when the dumpsters are full they will not be available regardless of the hour. Happy Spring cleanup!

Chapparral, What a great Place to Live!!!

We are fortunate to live in Chapparral. The views of the mountains, the plains, and our nice yards make it a neat place to call home. The wildlife variety in our neighborhood further adds to the beauty of the area. We are very fortunate to have Ginger Robinson live in our neighborhood (since 1992) who is a very good amateur photographer willing to share some of her photographs of neighborhood scenes and wildlife with us. If you have a favorite picture taken in our neighborhood send it along and we will share it with the neighbors. The photos below are of the mountain sky at dawn on March 9, and a Mountain Bluebird by the pool. Thank you Ginger!





Community Forum

SOUTH METRO FIRE NEEDS OUR HELP

We received a request from the Section Supervisor and Code Enforcement Officer for the South Metro Fire District to please make sure that our fire hydrants are accessible in case of an emergency. We are all reminded that the code states that at least three (3) feet of clearance must be on all sides of the fire hydrant. As our landscapes mature this code is sometimes violated. The picture below shows just such a case here in Chapparral. So, take a walk and look at the fire hydrants on your property or that would be used to fight fire in your home and make sure that they comply. It could save your life!



NEED A BABY SITTER OR PET/PLANT SITTER?

If you are in need for any of the above services check the latest addition of the Chapparral Directory and you will see that we have a long list of young folks right here in Chapparral looking to do your job. Many of the baby sitters are Red Cross certified. Look up these families that are listed in alphabetical order below and give the kids a chance to show you how they can do your job!

Anderson	Felker	Olilla	Snyder
Atwater	Furuta	Owens Tschatschula	Stanton
Baylis	Goldberg, Calfee	Painter	Stone
Bromley	Graham	Raebel Gordon	Tagliani
Brown	MacQueen	Rooney	Thompson
Callister	Marshall	Russell	Troyan
Cooper	Miller	Schreiber	Webb
Dakin	Muckelroy	Schultze	Welsh
Eichinger	Mullin	Shaw	Wilcox
Fehr	Nueske	Sloan	Zeuger



Board of Directors Directory

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Secretary	Ken Brunk	303-680-4034
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Director	Dan Hartman	303-884-8598
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ARCHITECTURAL CONTROL COMMITTEE

Chair	Rick Poppe	303-690-0594
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	Wayne Lauer	
	Clay Boelz	

CHAPPARAL METRO DISTRICT

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