



## **President's Message**

Hi Neighbor! I'm hoping that now we can really move forward with spring. Little did we suspect last month that our biggest snow amount of the season was still coming. The storm gave us some beneficial moisture, but also created a lot of mess with broken branches, etc. We are entering a wonderful time of year. We look forward to time outside doing many fun things: barbeques, sports, parties, pools, and enjoying some warmer days. It's a time to see our neighbors more as we are outside. Our attention moves outside as we take care of our homes.

We have had our first report from Community Preservation Specialists, Inc. regarding the condition of our properties. Most of the homes are wonderful! We appreciate so many who take great care in making their yards beautiful. The biggest issue (as predicted) is trash cans visible from the road. We have come up with an idea to help homeowners who want to keep their trashcans outside, but who need to have a plan to screen them from the street. We have several men who are willing to help build fence enclosures that are approved by the Board of Directors and the Architectural Control Committee. More will follow on this topic. The other main concern is for outside storage. Woodpiles, branches, bricks, lawn mowers/snow blowers, trailers, etc. are not to be visible from the street. Please check your property to see if you need to make some changes.

We are finally getting leaves on our trees! It will now become apparent if some of our bushes are going to recover, or if they are dead or partially dead. The same thing is true for trees. We hope you will take advantage of the dumpsters that will be at the pool on May 14th and 15th to dispose of dead branches and trees. See article later for more details. Remember, you can cut branches into smaller bundles that are less than 4 ft. long to put out with the trash pickup each week as well.

We have all received our new 2016 Chapparral Community Directory. Big thanks to Phil Bucher and his committee for all the hours of work that are involved in updating, preparing, and distributing this directory!

Another major decision we are facing right now is regarding the roofing guidelines for the community. We have had many discussions with the board and ACC members as well as community input about what our guidelines should be. We are considering two options (the full revised options are included in this newsletter): The first is raising the level of quality that will include asphalt roofs (with guidelines of dimension and weight); the second option is excluding the option of asphalt roofs. This will be a major focus of the discussion at our HOA meeting on Monday night, May 9, 2016. As a bit of background, we currently have 165 homes with tile roofs (includes stone coated metal), 64 with shake roofs and 29 asphalt shingled roofs. The agenda for this meeting is also printed in the newsletter. We would welcome any residents to come and participate in the discussion.

We look forward to communicating with you about all of these issues that are important to our community. Please feel free to contact any of the Board of Directors if you have questions or concerns. We want to continue making Chapparral a great place to live!

Rolayne Sellers  
Chapparral 480 HOA President

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



**Photo by Ginger Robinson**

**Chapparral 480 HOA May 9, 2016 Meeting Agenda**  
**Creekside Elementary 7:00 PM**

- I. Call to Order
- II. Introductions
- III. Review/Approve Minutes of Board Meeting March 8, 2016
- IV. Treasurer's Report
  - a. HOA Dues Update
  - b. Trash Receipts Update
- V. ACC Report
  - a. Recent Activities/Requests
  - b. Roofing Policy Recommendations/Update
- VI. Covenant Enforcement Report
- VII. Chapparral Metro District Report
  - a. Entrances
  - b. Other
- VIII. Chapparral Sharks Swim Team
- IX. CENCON Report
- X. Website
- XI. Old Business
- XII. New Business
  - a. July 4th Festivities
  - b. Other

## CHAPPARAL COMMUNITY ROOFING GUIDELINES

April, 2016

Roofing materials continue to evolve, so the Board of Directors of the Home Owners' Association of Chapparral 480 is hereby revising the roofing guidelines adopted in February, 2009, in order to protect the, the integrity, quality, values and the harmonization of the exterior appearance of the neighborhood.

In the Declaration of Protective Covenants and Restrictions of Chapparral 480, Arapahoe, County, Colorado, recorded and executed on May 10, 1982, Article 7, it is stated "All residences, including outbuildings, shall have wooden shingle roofs, unless otherwise approved by the Architectural Control Committee (ACC)." In 2005, a state statute prohibited this requirement. In 2009 the HOA adopted a revised policy. This is a further revision to that policy reflecting changing materials.

The Board of Directors hereby adopts the following new Roofing Guidelines:

Re-roofing any structure, including houses and outbuildings, always requires prior approval by the ACC. Since the quality of the roofing materials and colors are constantly evolving, all roofing projects shall require a review and approval by the ACC prior to starting any work. Please submit your request, along with a sample of the roofing material for which you are seeking approval, to the ACC.

While the roofing materials listed below have been approved, the actual material used must still be submitted to the ACC for review and approval.

- Cedar shake (heavy or extra heavy grade only).
- Concrete tile (Homeowners who are considering concrete tile are advised to seek the advice of a structural engineer in regard to the weight bearing capacity of their existing roof trusses as concrete roofing weighs about 10 pounds per square foot. A written engineering report is often a requirement of the City prior to the issuance of a building permit.)
- Stone-coated metal shingles
- Does not include standing seam or painted steel roofing materials
- Plastic/composite shingles with a texture which resembles wood shakes
- Clay tile (particularly for homes with a distinctive "southwestern, Italian, Mediterranean, or similar character)

Newly introduced products other than those listed above will be considered on an individual basis. Please be advised that this type of review will take a longer time, and may require more submittals and interaction than those listed above.

Penetrations, vents, and covers shall be painted to match the roof color. If realignment of roof vents, mechanical, and plumbing penetrations is undertaken, stacks shall be ideally located so as to be visible from the rear elevation, not the front elevation.

Installation must comply with all applicable City of Centennial Building Code requirements and be permitted by the appropriate jurisdiction.

Please contact the Architectural Review Committee with any questions or for assistance.

## CHAPPARAL COMMUNITY ROOFING GUIDELINES

April, 2016

Includes Asphalt Option

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- Stone-coated metal shingles
  - Does not include standing seam or painted steel roofing materials
- Plastic/composite shingles with a texture which resembles wood shakes
- Clay tile (particularly for homes with a distinctive "southwestern, Italian, Mediterranean, or similar character)
- Dimensional asphalt and fiberglass composition shingles which meet all the following minimums:
  - Tab thickness of a minimum of 3/8" nominal fabrication
  - Minimum weight per 100 square feet of 425 pounds
  - Tabs of varying (non-uniform) length
  - Class "A" fire resistant rating
  - Industry warranty of at least 30 years

Newly introduced products other than those listed above will be considered on an individual basis. Please be advised that this type of review will take a longer time, and may require more submittals and interaction than those listed above.

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## Community News



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### SPRING CLEANUP DUMPSTER MAY 14 AND 15

Remember, the dumpsters will be located at the pool area on May 14 and 15th. Hours for dumping on Saturday will be from 10:00 AM to 1:00 PM and on Sunday from 1:00PM to 4:00 PM. Please remember these dumpsters are for placing items too big for normal trash pick up. No electronics, paint, chemicals, batteries, petroleum products or other hazardous materials. A big thanks to Wayne Lauer for organizing this event. Be safe cleaning up and dumping!

### ANNUAL GARAGE SALE

The Annual Garage Sale, sponsored by Judy Chambers, is slated for Friday May 20th and Saturday May 21st. Hours are from 8 A.M. to 2P.M. on both days. Judy will be placing signs at the entrances. If you want to participate and need a yard sign please contact Judy at [judychambershm@aol.com](mailto:judychambershm@aol.com) or phone at 303 888 2314. Have a great sale!!

### Spring is Here (??) Summer on the WAY

This is the time of year the windows get opened to let in all that beautiful Colorado air. Those open windows also let in more of the neighborhood noises like barking dogs, screeching cats, loud lawnmowers and such. Please be mindful of your neighbors and don't let those pets we love become a nuisance for them. Also hold off on that mowing job until a decent time of morning to allow that neighbor to sleep in as well! All will appreciate that extra cup of tea or coffee enjoyed on a quite deck. Happy summer!



Photos by Ginger Robinson





**Community Forum**

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**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





[35th Annual High Line Canal Run 5K & 10K](#)

Date: Saturday, May 14, 2016

Time: 8:00 AM

Location: deKoevend Park

6301 S. University Blvd.

Centennial, CO 80121

Race includes pancake breakfast, 2 complimentary beers from the Breckenridge Brewery Beer Garden, goody bag, raffle prizes, awards, and awesome post-race expo! Long sleeve tech shirt, or long sleeve quarter zip pullover available for purchase.

[Noxious Weed Workshop](#)

Date: Saturday, May 14, 2016

Time: 9:00 AM

Learn how to identify noxious weeds and how to safely remove them from your property. Space is limited to 35 participants so don't wait to register! For more information and for reservations, contact Tamra Gregory at [tgregory@centennial-co.gov](mailto:tgregory@centennial-co.gov).

[Kickoff Concert Featuting USAF Falconaires](#)

Date: Saturday, June 4, 2016 - Saturday, June 4, 2016

Time: 6:00 PM - 10:00 PM

Location: Centennial Center Park

13050 E. Peakview Ave.

Centennial, CO 80112

# Board of Directors Directory

## CHAPPARAL HOA

President	Rolayne Sellers	303-690-9142
	<b>rolaynesellers@gmail.com</b>	
Vice President	Jim Harrington	303-699-8272
	<b>jim.harrington@pfacolorado.com</b>	
Treasurer	Mary Ann Neumann	303-690-6823
	<b>xjneumann@centurylink.net</b>	
Secretary	Ken Brunk	303-680-4034
	<b>kenbrunk@msn.com</b>	
Director	Dan Hartman	303-884-8598
	<b>dan.hartman@stoneriver.com</b>	

## ARCHITECTURAL CONTROL COMMITTEE

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

## CHAPPARAL METRO DISTRICT

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