



President's Message

We have finally reached that beautiful time of year when our yards are coming alive again! The spring days have been wonderful and then we have the crazy part of Colorado adding winter again to the mix. This is a wonderful season, but it also brings a lot of spring cleanup.

With the beginning of May, I have some reminders for the neighborhood. We will be having our dumpster day on Saturday, May 13, 2017 (only Saturday this time). Rain delay will be the following weekend if necessary. We will have two large dumpsters and based on past experience, they will be filled. Keep these in mind as you clean up your yard. We want to remind you that our trash service will pick up bags and bundles every week. Please don't bring things to the dumpsters things that can be disposed of in that way. But if you have a larger project, this is a good way to clean up your property. Thanks to Wayne Lauer and Kent Sellers for helping with our dumpster day. It will be 10:30 a.m. to 2:30 p.m.

After the middle of May, we will assume that a lot of cleanup has occurred. We recognize that this recent snow storm has created more broken branches and cleanup than might be normal. Our covenant violations checking will begin late in the month. The last couple years we have had some unusual weather conditions that have resulted in many dead trees and shrubs. Sadly, many large trees in the neighborhood are dead. I am sure you are aware of this problem on your property. I would welcome anyone to email me with the plan for your dead trees before I send out covenant violation letters. We recognize this can be a costly and difficult process. Please just let us know your plans for correcting the problem.

For those who are new to the neighborhood and as a quick reminder to those who have been here longer, this is a reminder about the major things we are looking for to keep our neighborhood beautiful. This is not a complete list, if you have any questions about an item or area, please feel free to call and ask us to check it out. For more detailed information you can look at these on our website under documents: Declaration of Protective Covenants and Restrictions, Article VI:

- Dead trees or shrubs. Later in the summer it will be for tall weeds (not grasses, just weeds).
- Owner maintenance obligations: owners shall be required to cut weeds, remove rubbish, trash or garbage; screen garbage cans, wood piles, yard equipment or storage piles with adequate planting or fencing so as to be concealed; no campers, mobile homes, trailers or other recreational equipment stored permanently in public view on property; fences (as well as playground sets or trampolines) should be in good condition.
- No light emitted which is unreasonably bright or causes unreasonable glare; no unreasonably loud or annoying sounds or smells.
- There should not be excessive business activity on any premise.

Our ACC has been very busy so far this spring with many requests for approval on projects. We appreciate this cooperative effort. Please remember that residents contemplating improvements to the exterior of their home and to their landscaping should review the covenants to see if they need approval to ensure compliance with ACC requirements. You can look in your directory for a list of the common activities. If you have a question, please email or call Rick Poppe and he will answer any questions you might have.

Spring and summer also bring the time we need to have heightened awareness of what is happening in the neighborhood. A neighbor recently reported having seen a black SUV parked and working on the telephone boxes in the middle of the night and early in the morning. (It set off their home alarm.) Century Link confirmed that they only send workers in identifiable Century Link trucks during the weekday work hours. If you see anything of this kind, please call the non-emergency number (303-795-4711) for the Arapahoe County Sheriff and report it immediately. The same is true for anyone seen around the pool or the water tanks after appropriate hours. The police will check out any situations and keep a log of what is happening in our area. Please remember to keep your cars locked and garage doors closed as well.

A big thanks to Phil Bucher for preparing, printing and distributing our 2017 Chapparral Community Directory. This is a valuable service for our neighborhood, and it is great to have it updated with new neighbors and community information.

Enjoy May! We look forward to seeing neighbors around the community again!

Rolayne Sellers Chapparral 480 HOA President

NEXT MEETING MONDAY MAY 8, 2017

7 PM AT CREEKSIDE ELEMENTARY

**HOA Board Meeting Agenda
May 8, 2017**

- I. Call to Order**
- II. Introductions**
- III. Review/Approve Minutes of 3/2017 Meeting**
- IV. Treasurer's Report**
 - a. HOA Dues Update**
 - b. Trash Receipts Update**
- V. ACC Report**
- VI. Covenant Enforcement Report**
- VII. Chapparral Metro District Report**
- VIII. CENCON Report**
- IX. Website Report**
- X. Old Business -Directory**
- XI. New Business**
 - a. July 4th Function**
 - b. Pickleball**
- XII. Next Meeting July 10, 2017 @ Chapparral Pool**

Community News



Property Value Assessment

The Arapahoe County Assessor's Office mailed 2017 Notices of Valuations to residential and commercial property owners on April 28. These notices of valuation provide you with information on the actual value of your property as of June 30, 2016. Arapahoe County also includes photos and information on five similar properties that sold in your area to provide more information about the valuation process and how the value was determined.

What happens if you disagree with the valuation? You can appeal and Arapahoe County strives to make the process as easy as possible. Appeals must be filed by June 1 to be considered. To learn more about the valuation process and how you can appeal your value, visit: <http://www.arapahoegov.com/CivicAlerts.aspx?AID=743>



Photos by Chapparral resident, Ginger Robinson

Community Forum



CMD Corner

Chapparral Pool Opening Set

You may have noticed the preparatory work being accomplished in and around the pool over the last few weeks. The pool is set to open on Saturday, May 26th, during the Memorial Day weekend. The CMD recently voted to expand the opening time to 10:00 AM, an hour earlier than previous years. Each home will be getting a flyer from Front Range Recreation with more information and individual pool access codes.

Tennis Courts Refurbishment and Pickle Ball

Starting on June 5th the tennis courts will be closed until late July for major repairs, including the elimination of the grease leaks. We recognize the inconvenience to our tennis players, but we have to wait until summer temperatures arrive and stay in order for the work to be accomplished. Following the repair and resurfacing, the courts will be repainted with one dedicated tennis court and one tennis court with additional lines for two pickle ball courts.

Trespassing

The CMD has received reports of trespassing at the pool, the ACWWA tanks, and adjacent areas. The individuals were clearly not ACWWA nor cellular company employees. We want to remind everyone that only the tennis courts and the pool are open to residents; and then only during open hours. If you see individuals trespassing, please call the Arapahoe County Sheriff's Office's non-emergency dispatch at 303-795-4711. If there is an emergency, of course call 911. There is no need to approach the offending individuals, but reporting a license plate number could be helpful to the authorities.

Swim Equipment Donation Accepted

In April, the CMD accepted a significant donation of lane markers and starting blocks. These were purchased from the previous swim team and will be an excellent resource for the community. On behalf of Chapparral residents, we want to sincerely thank the generous donor who wishes to remain anonymous.

CMD Web Site

<https://www.colorado.gov/pacific/chapparralcmd>



City of Centennial

Summer Kickoff Concert

Date: Saturday, June 3, 2017

Time: 6:00 PM - 10:00 PM

Location: Centennial Center Park

13050 Peakview Avenue

Centennial, CO 80112



Music & A Movie Night

Date: Saturday, June 24, 2017

Time: 7:00 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
	rolaynesellers@gmail.com	
Vice President	Jim Harrington	303-699-8272
	Jim.harrington@pfacolorado.com	
Treasurer	Mary Ann Neumann	303-690-6823
	xjneumann@centurylink.net	
Secretary	Ian Broughton	303-488-7582
	broughton_hoa@yahoo.com	
Director	Dan Hartman	303-884-8598
	dan.hartman@stoneriver.com	

ARCHIITECTUAL CONTROL COMMITTEE

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

CHAPPARAL 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.net	
Asst. Secretary	Steve Cooper	303-807-3019
	crengineering@msn.com	
	https://www.colorado.gov/pacific/chapparralmd	