



JUNE PRESIDENT'S MESSAGE

Greetings! After the fifth coldest May on record, we are hopeful to finally get some warm weather. I love all the green everywhere, the moisture has definitely helped this year. Now that we enter summer there are some important messages for the neighborhood. I hope you will continue reading this message and newsletter so you will be aware of the information we want everyone to know.

We started our covenant violation notices in May. We are happy to report that the majority of the neighborhood looks great! *Our intention is to help our neighborhood keep high standards of appearance that keeps property values high and is aesthetically pleasing.* Most of the letters sent out were regarding trash cans visible from the street, a minor issue. We suggested that homeowners could create structures, screens or landscaping to help hide them if necessary. You might check the internet for other ideas. We ask **you** to look at **your** own property from the street and evaluate **your** situation.

We are finally far enough into the spring/summer that we are seeing dead bushes and trees. It is always a big summer issue to keep up with the mowing since our grass and weeds can grow fast on our properties. A few homes also have multiple storage items that need to be cleaned up. We would ask you to take responsibility for these problems. We will continue to monitor these situations.

The pool is now open for the summer! This is a nice amenity for our community and we hope you can enjoy it as you desire. We hope everyone is aware that being part of Chapparral makes you a member of the pool. Your membership is paid for through your taxes. Memberships only need to be purchased for families who live outside the community. The pool is open from Memorial Day Weekend to Labor Day Weekend generally from 11 a.m. to 8 p.m. Look for further information in this newsletter.

Our summer swim team is very successful and we would like to encourage them in their efforts. We appreciate the patience of residents who live close to the pool. We want to remind swim team members and their families that after practices and meets, the pool is open to members and their guests only. Non-residents are encouraged to purchase memberships if they intend to use the pool beyond swim team hours. The HOA is not responsible for the pool, this falls under the jurisdiction of the Chapparral Metro District. We are working together with them. However, if you have questions or immediate problems you can contact Front Range Recreation (303-617-0221).

We are excited to announce the construction of our Arapahoe Road entrances will begin in early June. The Chapparral Metro District is responsible for our entrances and they have been actively working on this project. Chapparral Circle West will be the first side completed. The guard house was removed from the scope due to budget concerns and feedback from the community. We look forward to this iconic structure welcoming us to our neighborhood again soon!

We have had several new families move into the neighborhood recently. We hope you will spend some time this summer getting to know your neighbors (especially your immediate neighbors) and being friendly as you drive around. Chapparral is really a great place to live!

Rolayne Sellers

HOA President

Chapparral 480 Homeowners Assoc. Meeting Minutes

Mtg. Date: May 9, 2016

Location: Creekside School

Board Members in Attendance; Rolayne Sellers, Jim Harrington, Dan Hartman, Mary Ann Neumann and Ken Brunk

Community Members in Attendance: Sue Brunk, Pamela Daiss-Sitzmann, Jim Neumann, Kent Sellers, LuAnn Tinkey, Doyle Tinkey, Helen Lever, Victoria Graham, Karen Watson, Lina Fletcher, Teri Lash, Wayne Lauer, Lauren Furuta, David Anderson, Jackie Anderson, Jim Noon, Phil Bucher, Doug McCarthy, and David Fletcher.

Call to Order

President Rolayne Sellers called the meeting to order at 7:11 P.M. Introductions were made of the Board as well as the audience. Since a quorum of the Directors was present the meeting was an official meeting of the board.

Review March 9th Minutes

The first agenda item was the review and approval of the March 9, 2016 meeting minutes. A motion was made, seconded and unanimously passed to approve the minutes.

Treasurer's report

Mary Ann Neumann then presented the Treasurer's report. She reported that as of April 30, 2016 there were 5 residents with unpaid dues. One was received after the month cutoff thereby resulting in a total of 4 outstanding dues at the time of the meeting. She also reported that 232 households had signed up for the Waste Management trash pick-up program.

Mary Ann presented the Balance Sheet and the comparison of Budget versus Actual Income and Expenses for the year. She noted that the year to date expenditure is only \$1,146.90 resulting in an operating balance of \$15,902.80 at the end of April. The favorable balance is due to the fact that spending for most budget line items is yet to come this year. This is a normal pattern for the HOA.

This completed the treasurer's report. A motion to accept the report was made, seconded, and unanimously passed.

President Sellers then recognized Mr. Phil Bucher and thanked him for updating the Chapparral Directory. He worked on that project with Mary Ann Neumann. The board expressed their thanks to both Mary Ann and Phil.

ACC Report/Roofing Discussion

Wayne Lauer and Rick Poppe presented the ACC report. They reported that the ACC has processed 27 to 28 requests for various improvements since the March meeting.

Rick then reviewed the proposed roofing policies that were published in the May newsletter. (Note: These policies were drafted by the ACC at the request of the Board and were to include one draft policy that *included* dimensional asphalt shingles and one draft policy that *excluded* dimensional asphalt shingles.) The difference in the policies drafted centered on the inclusion of dimensional asphalt roofing as an acceptable material within Chapparral. Dimensional asphalt referred to a shingle with a thickness of a nominal 3/8" of an inch having varying tabs, a Class A fire rating, at least a 30 year warranty and a minimum weight of 425 pounds per 100 square feet shingles (called a "square"). Rick went on to say that the relative costs of each style shingle were approximately as follows: slate or tile \$1,000 per square, stone coated steel \$725-\$850 per square, and dimensional asphalt \$600 per square. In addition to the cost differential, Rick noted that homes that currently have wooden shake shingles and that are considering replacing them with tile will need to get the structural aspects of the roof construction reviewed by an engineer to ensure they are suitable for the additional weight that tile will have. If necessary, most homes can be reinforced to carry that additional weight with only minor modifications to the roof structure.

Following the review by Mr. Poppe, the floor was opened up for comments on the policies by the members of the audience.

One resident described that the policy that was developed in 2009 to include asphalt was developed to be more inclusive of the various roofing types. He went on to provide a description of his own bias for the inclusion of the asphalt shingle and stressed the shingle color and appearance of shadow lines and depth were important in the selection of a roofing material. Another resident commented that the weight of an asphalt shingle was less important than the impact resistance of the shingle. Other residents made comments about the durability of asphalt versus tile (tile can be easily cracked if walked on incorrectly) and the weight of tile on select style construction. Comments were also made that while stone coated steel roofs are

attractive and light in weight, the stones can erode off, and they do dent with hail. Other residents commented that they like the look of the tile roofs and that the tile adds value to the homes and the neighborhood.

There being no further comments, Rolayne closed the floor for comments. She thanked the residents for the input and stated the board would take the comments under advisement and that the board will vote on the roofing policy at the July 11th meeting.

Covenant Enforcement

Next on the agenda was the Covenant Enforcement report by Rolayne. She reported that the contractor had reviewed the neighborhood and as result 52 letters concerning covenant violations were mailed to the neighbors. It was noted that 32 of the letters were to residents that have trash cans placed such that they were visible from the street. The balance was for outside storage of construction debris or supplies, one boat, several small utility trailers that are visible from the roads, minor maintenance items and a noncompliant structure. We do have a few homes that have a lot of “stuff” stored outside and they will be required to get the property cleaned up and come into compliance.

CMD Report

Jim Neumann provided the Chapparal Metro District report. He stated that the swimming pool would be opening at the end of the month. He also stated that while he had no formal entrance report, the guardhouse feature that was formally included in the entrance design has been removed. The entrance will include a median but details of that design were not available as Steve Cooper, who is handling the design, was not present at the meeting.

Chapparal Sharks

The next agenda item was a discussion of the Chapparal Sharks Swim team. To set the stage for the discussion, Rolayne commented that she had received a written communication from a resident expressing concern about the swim team’s impact on the neighborhood including noise, parking, safety, abuse of pool privileges by non-residents and limiting the pool usage for the residents. Rolayne went on to point out the swimming pool falls under the responsibility of the Metro Board and

not the HOA. She stated that the HOA was however, happy to provide a forum for comments about the pool and related functions and that she would transmit the comments to the Metro Board for their information and consideration.

Lauren Furuta, a Chapparal resident representing the Chapparal Sharks, commented that the Sharks swim team has been a part of Chapparal for several decades. The league and team try to anticipate neighborhood issues and respond when they arise. She commented that the swim team freely donates the use of its equipment to the neighborhood for functions when needed. The team also pays a yearly fee to the CMD for the use of the pool. The team holds three meets a year at the pool and practices in the mornings on select days per week. Lauren went on to provide some examples and testimonials how the swim team positively impacts the lives of the young swimmers and is a "Summer Village" for several of the participants.

After her comments, one resident went on to remark about the growth of the team and the negative ancillary impacts that the growth has had on the neighborhood including traffic, parking, noise, unattended children, and general safety concerns as well as people using the pool for non-swim team usage and not paying for that usage.

Other residents expressed concerns about the size of the team and related impacts on the infrastructure, the large number of non-Chapparal members on the team, the time lost for resident uses when the team is practicing and holding meets.

Still other residents commented the team is not an intrusion, the hours that are used for practice are outside the hours the pool is open anyway, and that three meets a year are no hardship for the neighborhood.

One resident commented that she would like to pool open for lap swimming early in the morning. Other residents commented that implementing a system at the pool that limited entry to residents or paying nonresidents only could solve the issue of non-resident use.

Rolayne thanked the people for the comments and stated she would attend the CMD meeting to relate the issues to the CMD board.

CENCON Report

Mr. Doyle Tinkey gave the CenCON report. He stated that there appears to be no significant action at this time at the Kings Point project. Further he commented that

a presentation by law enforcement at the CENCON included comments that drugs have become a very big problem since the passage of the laws concerning marijuana as I-70 and I-25 have now become a major crossroads for both legal and illegal drugs. This has resulted in spill over crime in the area.

Doyle also reminded everyone of the Arapahoe Road and I-25 intersection construction that was to begin soon and last for two years.

Web Site

Dan Hartman reported the web site continues to evolve and to watch for added features as the year continues.

4th of July Parade

There being no old business the next item discussed was the 4th of July parade. Rolayne asked for volunteers and further said she would be contacting people in the near future to help out.

The meeting was adjourned at 8:50 P.M.

Minutes Submitted by

Ken Brunk, Secretary Chapparal 480 HOA

CHAPPARAL METRO DISTRICT REPORT

The weather may not indicate it, but we are at the unofficial start of summer! It all begins with Memorial Day weekend and the opening of the Chapparal pool. Everyone should have received a flyer in the mail from Front Range Recreation with information about the pool. Unfortunately, there was a glitch with the original flyer and we are trying to get another one mailed out. In the meantime, please be sure to keep the one you received since it contains each residents'

access code for the pool and tennis courts. An updated, generic flyer is included in the HOA's newsletter that includes more information about the pool hours.

While generally open from 11 AM to 8 PM, there are some times through July 21 when the pool is closed for the Chapparral Sharks Swim Team. The team practices in the mornings prior to the pool opening but also has practice scheduled two other times: on Thursday evenings starting at 5 PM and on Tuesdays the team uses two or three lanes from 11 AM until 1 PM. The team will again host three dual swim meets, this year on 6/11, 6/25, and 7/9. On these three Saturdays the pool will open at 2 PM. The Sharks have a Fun meet on Thursday, June 2, during their evening practice time and the community is invited to attend and see what the team is all about.

This year's swim team has more members than the past several years, but since the number of families is the same we don't anticipate any additional impacts to Chapparral residents. If you'd like more information about the Sharks, please check out their web site: www.chapparralsharks.com.

As a bit of background, especially for our new residents, the Chapparral Metropolitan District is responsible for the Chapparral pool. The CMD is one of Colorado's special districts and is funded with taxes and cell tower antenna leases. Our newly created web site is:
<https://www.colorado.gov/pacific/chapparralmd>.

All Chapparral residents and their guests have access to the pool and tennis courts. Non-Chapparral families may purchase a summer membership to the pool. This year the CMD again contracted with Front Range Recreation to manage the pool on a daily basis, to include hiring life guards. FRR can be contacted at 303-617-0221. If you have further questions about the pool or the CMD please contact one of our board members, Tom Lash at tom.lash@comcast.net or 303-617- 9911.

AT
2016



SUMMER
TIME
CHAPPARAL

May 28, 2016

Welcome to the Chapparal Metropolitan District Pool! The pool will be open May 28 - September 5.

Pool Access Information

Each household will be assigned a code to gain access through the front door. The key pad is located on the front door to the pool. Once your access code is entered the door will unlock. Your family's 2016 access code is **«Code»**. You will need to enter you 4 digit code **slowly** and then press the ***** key. Wait for the green light before opening the door. This access code will also work for the tennis courts from 8:00 A.M. – 8:00 P.M.

Pool Hours - 11:00 am – 8:00 pm

Through July 21st, from 5:00 – 8:00 pm on Tuesdays and Thursdays, only the shallow section on the south side of the pool will be available for open swim and from 11:00 am – 1:00 pm on Tuesdays, 3 lanes of the swimming pool are being used by Swim Team. Pool hours will be reduced to 4pm-8pm on weekdays starting 8/3. Please check bulletin board for any schedule changes.

Swim Team

Swim Team will be hosing 3 home meets this year. On the following Saturdays, the pool will not be open until

2pm: 6/11, 6/25 and 7/9. For information regarding the Chapparal Sharks swim team, visit the swim team's website at www.chaparralsharks.com.

Private Parties

The pool is available for rental after pool hours for private parties. Small parties such as birthday parties are permitted during pool hours. Visit the Front Range Recreation website at www.frontrangerecreation.com or contact the pool for party related questions at chapparal@frontrangerecreation.com.

Swimming Lessons

Front Range Recreation will be offering group swimming lessons held Monday and Wednesday mornings prior to the pool opening. The cost is \$36 per child for each session. Fliers will be available at the pool

after opening or more information can be obtained by visiting www.frontrangerecreation.com. Session dates are:

Session 1	June 6 - 15	Session 3	July 11 - 20
Session 2	June 20 - 29	Session 4	July 25 - August 3

Purchasing A Season Membership

Families living outside the Chapparal sub-division may purchase a membership to the pool for the summer. The cost of a family membership is \$550. A check or money order payable to Chapparal Metropolitan District should be taken down to the pool who will issue the family an access code.

Telephone Numbers

Front Range Recreation	303-617-0221	Community Resource Services	303-381-4960
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See Reverse Side For Pool Rules

CHAPARRAL METROPOLITAN DISTRICT Pool Rules and Regulations

1. Pool members must have their access code to enter into the pool area.
2. Sign in with the lifeguard as you enter the pool area.
3. Do not prop open the front door - it needs to remain closed to ensure only individuals authorized to use the pool are doing so.
4. No running.
5. No glass containers.
6. No diving in shallow areas.
7. No hanging on lane lines or depth dividers.
8. Obey the lifeguards at all times. Otherwise, pool privileges could be revoked.
9. No pushing or dunking.
10. Children not toilet trained must wear a swim diaper while in the pools. NO PLASTIC DIAPERS are permitted.
11. Floating toys, rafts, rings, tubes and boards are allowed if not detrimental to safety and may be prohibited at the discretion of the lifeguards.
12. Children of non-swimming ability must be in direct contact with an adult in the water when using flotation devices.
13. Hard balls, such as tennis balls and footballs, are not permitted in the pool area.
14. Children 12 and under must be accompanied by an adult, 17 or older, to enter the pool area. Children 9 - 12 may be unaccompanied if they pass a swimming proficiency test administered by the lifeguards.
15. Animals are not allowed in the pool area or to be left tethered unattended at any time.
16. Proper swim attire required - swim suits only.
17. Foul, abusive or excessively loud language will not be permitted.
18. Bicycles, skateboards, scooters, etc. are not permitted in the pool area. Roller blades and wheelies must be removed before entering the pool area.
19. No gum is permitted in the pool area.
20. Smoking and/or tobacco products are not permitted in the pool area.

21. During pool hours, the pool will be cleared every hour for a 15 minute adult swim. Adults 17 and over only will be permitted to swim. An adult may take a non-swimming child 3 years or under into the water with them during this time.
22. Violation of pool rules could result in the offender being asked to leave the pool area for the rest of the day. Pool privileges may be suspended for up to 48 hours by the lifeguards, and for longer periods by the pool manager or Board of Directors, for infractions of pool rules and/or regulations.

DIVING BOARD

1. Dive straight off the diving board - swim directly to the edge and exit using the ladders.
2. Only one bounce is allowed.
3. Do not swim under the diving board.
4. Do not hang on the diving board.
5. Flips and back dives are permitted.

BABY POOL

1. The baby pool is for use by children 6 years and under only.
2. NO LIFEGUARD is provided for the baby pool - children must be supervised by an adult.

GUEST POLICY

1. Each household/member is permitted up to 4 guests per day. Minors under 18 are permitted 2 guests per day.
2. Special arrangements for 8 or more guests must be made through Front Range Recreation (303617-0221) at least 24 hours in advance. Members will be responsible for charges associated with the need for additional lifeguards.

Amended May 2014 by the Chaparral Metropolitan District Board of Directors

CHAPPARAL HOA

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

ARCHITECTURAL CONTROL COMMITTEE

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

CHAPPARAL METRO DISTRICT

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