



President's Message

Hooray for June! We have survived two snowstorms and a crazy hailstorm in May. Let's hope June brings beautiful days and not all four seasons in the same week. We are enjoying a beautiful landscape of green from all the moisture. This is a beautiful and fun time of year.

I am impressed with the beautiful homes and yards in our community. There has been a lot of work going on here both inside and outside many homes. Thank you for checking with the ACC before outside projects are started. Our yards are manicured and generally well maintained. Thanks for all your efforts! We are aware of some dead trees and shrubs that still need to be removed. Also, please consider trimming out the dead parts of your partially dead trees and shrubs. We would also encourage you to do your best to keep your trash cans as concealed as possible

We are well underway with our plans for the 4th of July event at the Chapparral Pool. We have some wonderful neighbors who are volunteering their time to organize and prepare for the party. Once again, we will begin with the Parade. Parade participants are to meet at the starting point located at the intersection of Andes Court & Andes Circle at 10:00 a.m. The parade will begin at 10:30 SHARP and will be led by a firetruck provided by the South Metro Fire District. Enjoy the parade along its route from Andes Way to Chapparral Circle West to Geddes Ave. to Hinsdale to Flanders to Chapparral Circle East and ending at the Chapparral Pool, where prizes will be awarded to the various category winners. The pool will be open at 10:00 a.m. for those unable to attend the parade. Lunch will be served from 11:30 a.m. to 1:00 p.m. The HOA will provide the meat, buns, baked beans as well as drinks. We ask families to volunteer to bring salads, chips, or desserts, sign up details will be sent via an email blast linking to SignUpGenius.com. Fun pool games for the kids will start after lunch. This is a great way to get to know neighbors and renew acquaintances. We would love to have you join us for this fun party!

Each household should have already received a notice about the pool from Front Range Recreation. The Chapparral Metro District article in this newsletter has more information about the pool. Hope you can enjoy our neighborhood pool on the warm/hot summer days ahead.

We are excited at the number of new families in our neighborhood. Have fun getting to know them and making them feel welcome and part of our community.

Remember, please be courteous to your neighbors in regard to noise, outdoor lighting, obeying the speed limit, pets (noise and cleanup), keeping weeds controlled and mowed, and general yard care. Let's keep this a wonderful community to live in.

Rolayne Sellers Chapparral 480 HOA President

NEXT MEETING MONDAY, JULY 10, 2017

7 PM AT THE CHAPPARRAL POOL



Chapparral 480 HOA Meeting May 8th, 2017

In attendance: Dan & Kristy Miller, Kent Sellers, Doyle & LuAnn Tinkey, Jim Noon, Mike Sutherland, Wayne Lauer, Tom Lash (CMD Representative), Gerald Weaver, Pamela Daiss-Sitzmann, Karen Watson. Board members in attendance: Rolayne Sellers, Jim Harrington, Dan Hartman, Mary Ann Neumann, Ian Broughton. Guest in attendance: Mike Sutherland (City Council candidate). President Sellers called the meeting to order at 7:05PM.

Review/Approval Minutes of March 2017 Meeting

The minutes of the March 2017 monthly meeting were read by Secretary Broughton. A motion was made and seconded to approve the March minutes.

Treasurer's Report

Mary Ann Neumann passed out copies of the year-to-date balance sheet, income statement and check register. Treasurer Neumann proceeded to highlight the financial condition of the HOA. All but two homes have paid their dues, and 238 out of 258 homes have signed-up for Waste Management. A motion was made and seconded to approve the Treasurer's report.

CENCON Report

Doyle Tinkey presented the CENCON update. The city and county will be holding the following upcoming seminars, programs and study sessions: Arapahoe County Transportation Priorities Call-in, City Shred-a-Thon, Noxious Weed Workshop and Code Compliance Enforcement Study Sessions. Dates and times will be sent via email blast to the homeowners.

Kings Point Update: The developer has submitted a revised plan to address concerns related to the Ireland Way intersection/Creekside Elementary School drop-off. The city is considering the changes.

Chapparral Metro District Report

CMD board member Tom Lash presented the CMD update. ACCWA will be resurfacing the courts starting in June with work continuing on-and-off through early August. The courts will be available for homeowner use in between the active construction phases.

Discussed the future opening of the Pickleball courts, including the equipment/nets the CMD intends to purchase and the \$500 amount the HOA has budgeted for the grand opening event.

Guest Speaker – Mike Sutherland, City of Centennial Council Candidate, District 3

Mr. Sutherland is an attorney who currently works as the Benefits Counsel for the Fire and Police Pension Association of Colorado, in addition to being a member of the City of Centennial Planning and Zoning Commission (May 2005 - Present).

Mr. Sutherland is focused on three areas: 1) preservation and unity of city neighborhoods, 2) transportation infrastructure, and 3) economic development - how to attract businesses and future homeowners to the city.

The two declared candidates for City mayor, Stephanie Piko and C.J. Whelan, have requested an invitation to attend an HOA board meeting. The HOA would have to hold a special meeting since City council meetings are also held on Mondays. The board discussed hosting a special meeting after the August 28 candidate registration deadline, and to invite homeowners from the surrounding communities of Chenango and Antelope to attend.

Architectural Control Committee

The ACC received and approved the following requests: four new roofs, two new decks, one roof overhang, one new driveway and one landscaping/lighting project. Only one request is under review to determine whether it conforms to the covenants.

Covenant Enforcement Report

The HOA has again contracted with Community Preservation Specialist Inc. (CPSI) to provide an independent report on homeowner properties. CPSI's first drive-by inspection will occur towards the end of May, after which the HOA will review the report and issues any necessary violation letters.

Website Report

Dan Hartman recommended the HOA convert the current web hosting contract from a monthly contract to an annual contract in order to take advantage of discounts. A motion was made and seconded to approve the change in contract.

Old Business

The Board expressed its thanks and gratitude to Phil Bucher for all his efforts helping with the directory.

Some homeowners continue to express concerns about inadequate lighting at the Circle East intersection, specifically, eastbound traffic turning into the neighborhood. The city runs a program that allows communities to apply for the installation of new

light poles. There was a debate among homeowners as to whether a light pole is necessary in the first place, if an installed light pole would even solve the issue, and which community governmental entity can complete the application for the grant. The CMD believes a new light pole would distract from the aesthetic of the new entrances, and that it would be premature to consider installing a new light pole at this time. Additionally, the CMD mentioned that there had been some problems with the newly installed electrical system that have since been corrected that contributed to the inadequate lighting issue.

New Business

The board is actively looking for volunteers to help with the upcoming 4th of July party. A community member has volunteered to organize a Pickleball team and events as soon as the courts have been resurfaced.

Public Comments

A homeowner commented on a recent letter he received from the Parker Police department stating that the homeowner's mail was found in a stolen vehicle. Secretary Broughton received a similar letter. All first class mail was removed leaving only junk mail that was found by the police.

A homeowner reported they discovered a contractor for CenturyLink servicing a utility box in the middle of the night. The contractor was not in a clearly marked CenturyLink vehicle so the homeowner called the police who then approach the workers and verified there was a valid work order. When the homeowner called CenturyLink the next day to complain (the workers had set-off their alarm), they were told no contractors were authorized to work at night. The police refused to follow-up further on the matter. The HOA asks that all homeowners remain diligent and report any suspicious activity to the police.

Meeting was adjourned at 8:15 pm.



Next meeting will be held on July 10th at the pool.

Community Forum



CMD Corner

2017 Background on Pool and Swim Team

The CMD would like to expand upon a couple of things we did last year in responding to numerous complaints from Chapparral residents about the swim team. Most complaints were about the parking, congestion, and noise during meets. Other complaints included reduced hours available for open swimming. In response the CMD voted to reduce the team size from over 190 to about 150 (120 non-residents and an estimated 30 residents team members). We had 30 resident swimmers from 11 Chapparral families last year. For at least the previous 10 years the CMD charged the Sharks swim team \$4500 per season for the use of the pool. That worked out to about \$28 per non-resident swimmer; totally disproportionate to the pool costs incurred by Chapparral residents. Operating the pool costs each Chapparral family about \$600 through taxes paid and the benefits of the CMD's cell tower leases. Chapparral resident team swimmers didn't have additional costs to use the pool. Of course, every swimmer had fees for the swim team administration, coaches, suits, and other team necessities. As an aside, the cost for non-resident families for an annual pool membership is \$600. In addition to reducing the size of the team, the CMD board also voted to charge \$200 per non-resident swimmer, rather than the \$4500 for the whole team. We negotiated in good faith with the Sharks swim team, but were unable to come to an agreement on either issue of team size or non-resident costs.

Without a swim team this year the pool hours have been expanded to open at 10:00 AM and close at 8:00 PM. There won't be restrictions on Saturdays for meets nor Tuesday and Thursdays evenings for practices. The CMD requests feedback from the community on the new hours.

New Cell Tower Lease Signed

In early May the CMD completed several months of negotiations with T-Mobile. The new lease we signed will put 1 or 2 more antennas on the water towers by the pool. This new lease basically replaces the ones we lost over the past couple of years. As a result, the CMD expects we will not have to draw from reserves in the 2018 budget.

CMD Web Site

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



City of Centennial

Summer Kickoff Concert Events

Date: Saturday, June 3, 2017

Location: Centennial Center Park

13050 Peakview Avenue

Centennial, CO 80112

Times:

5:15 p.m. Puppets & Things on Strings



6:30 - 8 p.m. Supermagick Band



8:30 - 10 p.m. Raising Cain

Trails Recreation Center Youth Triathlon

Date: Saturday, June 17, 2017

Time: 8:00 AM

Location: Trails Recreation Center

This annual event is open to the youth in our community ages 6-15 years old. The Triathlon is split into two different age groups with each group completing different distances (6-11 years and 12-15 years).

Music & A Movie Night

Date: Saturday, June 24, 2017

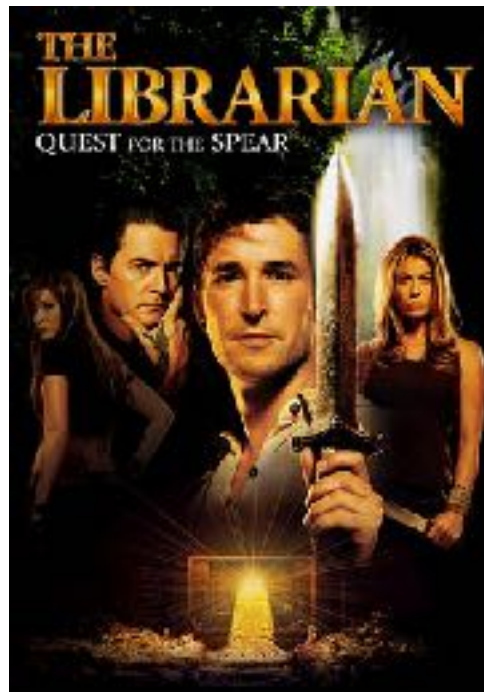
Time: 6:00 - 10:00 pm

Location: Centennial Center Park

13050 Peakview Avenue

Centennial, CO 80112

An evening of family fun and music by a local favorite, 6 Million Dollar Band, followed by a screening of The Librarian: Quest for the Spear (not rated). It's lawn seating, so don't forget to bring your chairs and blankets.





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