



## **President's Message**

I sincerely hope you are enjoying your summer. We certainly live in a beautiful area and are enjoying nice warm days and cooler evenings. Ah, Colorado!

Our 4th of July party was another success with some 250 people in attendance. I would like to recognize and thank the many individuals on the 4th of July committee this year: Jin Maurice and Jamie DeBrosse for organizing and planning the parade, with Bob and Pat Billington and Erin McGinty as judges; Jennifer Knotts and Mary Ann Neumann for purchasing food; Wayne Lauer for purchasing and cooking the meat, with Travus Knotts as his wonderful assistant; Sarah Terwilligar for planning the water games and prizes for the kids and having fun playing with them that day; Travis Terwilligar for researching and obtaining our new sound system; Trisha Patterson for the decorating on the morning of the event. It was delightful working with each of these committee members in the planning and execution of the party. Also a sincere thank you to the many residents who came and brought salads, chips, desserts and baked beans. The food was delicious!

The HOA board appreciates all your time and effort keeping your lawns manicured-remember to keep your ditches mowed and your weeds cut or otherwise controlled. Thank you to the many owners who have removed their dead trees, and to those who screen their outdoor trash cans.

Finally, one last thank you to the ACC committee who have been very busy this summer reviewing your outdoor project requests - Rick Poppe, Wayne Lauer and Clay Boelz. The ACC is typically responsive within a few days of when a request is submitted, and are helpful in approving and/or giving guidance on projects. Our next HOA meeting will be on Monday, September 11, 2017 at 7 p.m. at Creekside Elementary. I welcome you to please join us!

Rolayne Sellers Chapparral 480 HOA President



**Chapparral 480 HOA Meeting July 10th, 2017**

In attendance: Jackie Anderson, Dan Miller, Kent Sellers, Doyle & LuAnn Tinkey, Jim Noon, Wayne Lauer, Jim Neumann (CMD Representative), Doug & Pamela Daiss-Sitzmann, Karen Watson, Rick Poppe, Travis & Sarah Terwilligar. Board members in attendance: Rolayne Sellers, Dan Hartman, Mary Ann Neumann, Ian Broughton. Guests in attendance: Kevin McBrien, Engineering Manager, ACCWA; Zach Winslow, Head Lifeguard/Facilities Manager, Front Range Recreation, Inc.

**Review/Approval Minutes of May 2017 Meeting**

The minutes of the May 2017 monthly meeting were read by Secretary Broughton. A motion was made and seconded to approve the May minutes, and the motion was voted on and passed by unanimous consent.

**Treasurer's Report**

Treasurer Neumann passed out copies of the year-to-date balance sheet, income statement and check register. She 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.

HOA purchased various durable items to be used for this year's 4th of July party and for future events. These purchases will be recorded on the balance sheet in a new account called Durable Supplies.

A motion was made and seconded to approve the Treasurer's report, and the motion was voted on and passed by unanimous consent.

**ACCWA Update**

The ACCWA update was presented by Kevin McBrien, Engineering Manager, ACCWA:

ACCWA is in the process of planning and completing the following projects: Repairs and resurfacing of the tennis courts which are anticipated to be completed by the end of July; replacement of the landscaping surrounding the pump station, including, the removal of dead trees and replacement of the irrigation system and plantings which are anticipated to be completed by the end of October.

ACCWA has moved to Stage 2 watering, meaning manicured lawns can only be watered 3 times a week. Homeowners should refer to the notice in their recent water bill as to the days and times they are allowed to water.

ACCWA is offering rebates for the following water conservation purchases: high efficiency clothes washers, rain sensors and leak detection dye tabs. Additional information is available on the ACCWA website.

ACCWA will be going back to twice a year water testing in the neighborhood due to the recent reconfiguration of the water supply system which coincided with the Arapahoe Road expansion project.

Creekside Elementary School has completed its lead remediation project, and lead levels in recent certification tests measured as non-detectable. The school was built in 1985 when a certain solder containing amounts of lead was allowable in welding joints but have since been disallowed. Homeowners are to contact Creekside Elementary School with questions.

Tennis court repair update: The concrete work has been completed. The Re-surfacing contractor has now scheduled his work beginning Monday August 14. The re-surfacing work will take approximately two weeks, so completion by Monday August 28th.

### **CENCON Report**

The CENCON update was presented by homeowner Doyle Tinkey:

The City of Centennial has made amendments to the nuisance regulations contained within the Municipal Code after receiving citizen input and assessing the city-wide community needs. These amendments allow Code Compliance officers to enforce outdoor storage/stockpiling and junk/inoperable vehicle violations within private yards (including rear and side yards) if the City receives a complaint and is granted permission from a property owner to view the suspected nuisance. Additional information is available on the City of Centennial website.

The City of Centennial limits homeowners to only 12 marijuana plants per residential property.

### **Chapparral Metro District Report**

A Homeowner read the following email from Travis Greiman, City of Centennial Public Works Director, regarding the weeds at the front entrances, and asked it be included in the minutes:

*<[tgreiman@centennialco.gov](mailto:tgreiman@centennialco.gov)>*

*Sue, Angela, and Rolayne,*

*I spoke with the Mayor today about the Chapparral entrances. I'm unable to attend the HOA meeting on Monday, so I'm writing to let you know that we have an erosion control contractor on board and working on the corridor.*

*First priority is to address the compliance issues noted by SEMSWA (cleaning inlets, fixing ruts, etc.). After that, we will move to a list of secondary items which includes the*

*Chapparral entrances. They will be scraped, de-weeded, re-blanketed, and reseeded. Our primary goal is to establish some kind of erosion control so the slope does not fail, and the City is in charge of the area until we receive notice from SEMSWA that we have achieved acceptable growth. I understand the frustration with the current condition, and appreciate your patience as we work to remedy.*

*I understand the CMD/HOA may be interested in a longer term solution around the monuments that is a step above the native grass look. The City will be happy to coordinate with you on that.*

*In the future, if you have concerns or questions about the Chapparral frontage on Arapahoe, please feel free to contact me directly.*

*Thanks,*

*Travis Greiman, PE | Public Works Director*

Jurisdictional issues have caused delays to the resolution of the weeds at the front entrances. The CMD was obligated to issue a temporary construction easement to the City of Centennial in order for the Arapahoe Road expansion to commence, meaning the City is actually the party responsible for the general maintenance of the front entrances. The matter is further complicated by a warranty dispute between the City and the general contractor. The City must do additional work to stabilize the land surface along with other related compliance matters before the Southeast Metro Stormwater Authority (SEMSWA) will issue the final permits. The city will not remove the weeds until the permits are issued and/or the dispute with the general contractor is resolved. The timing of final resolution is up to the City.

A pool update was presented by Zack Winslow, Head Lifeguard/Facilities Manager, Front Range Recreation Inc.:

The police have responded to a number of reports at the pool this summer for underage drinking, vandalism, graffiti, trespassing, and other petty crimes. The CMD intends to prosecute one of the alleged violators, and another incident resulted in the revocation of pool privileges for an entire family due to the actions of their teenage child. Security cameras will be installed, and members of the community were asked to call 911 immediately if they see any suspicious activity at the pool or tennis courts no matter the time of day.

### **Covenant Enforcement Report**

The HOA has again contracted with Community Preservation Specialist Inc. (CPSI) to provide periodic independent reports on homeowner properties. CPSI's first drive-by inspection in May resulted in 33 violations letters issued, most for dead trees. CPSI's second drive-by inspection will be in late July/early August.

### **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.

### **Old Business**

President Sellers commented on how well the 4th of July party went this year, and will acknowledge the volunteer committee and other community participants in the August newsletter.

### **New Business**

Ting informed members of the HOA board that Chapparral could be one of the first neighborhoods to have the service installed based on early sign-up participation rates and neighborhood proximity to the network backbone.

### **Public Comments**

After many years of coordinating the Chapparral semi-annual Dumpster Days, Wayne Lauer announced his retirement from these duties. The HOA board thanked Wayne for all his efforts over the years, and is looking for new volunteers to take his place.

In an effort to shorten HOA meetings a homeowner recommended that the reading of the previous HOA meeting's minutes no longer be read at the subsequent HOA meeting before being approved. There is no requirement for the prior meeting minutes to be read, and in fact, it's unusual in any board meeting context for this to be done at all.

Meeting was adjourned at 8:20 pm.



**NEXT MEETING MONDAY, SEPTEMBER 11, 2017**

**7 PM AT CREEKSIDE ELEMENTARY**

## Community News

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The 4th of July Party Was Great Fun!









## Community Forum

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### ***CMD Corner***

#### **Pool Security Measures**

In response to the recent issues at the pool, including rule violations, law breaking, and vandalism, the CMD is taking some initial actions to increase security. In addition to installing security monitoring equipment we've asked the lifeguards to spot check IDs.

#### **Brief History of The CMD**

The Chapparral Metropolitan District (CMD) is a Colorado Special District formed in 1987 to provide specific services to the Chapparral community. Special Districts are local governments, similar to municipalities and school districts. For more information please visit [Colorado Department of Local Affairs](#).

The original CMD services included water, recreation (our pool and tennis courts), and open space management (including entrances.) In 2007 the CMD completed years of negotiations resulting in an Intergovernmental Agreement (IGA) with ACWWA to gain access to long-term renewable water supplies. The community then voted 358 to 8 to approve the agreement, thus avoiding the need to drill and operate costly new replacement wells and significantly raise taxes.

The CMD operates with a five-member board of directors, serving 4-year terms. Since the CMD is a Special District the election is governed by state laws and a ballot will be mailed to each registered voter in Chapparral. The CMD's taxing authority is used for repaying bond debt and operating expenses. However, the majority of our operating costs are funded by the income from the leases for the antennas attached to the water tanks.

Our Chapparral pool is maintained by the CMD as part of the CMD's recreation service responsibilities. Over the last few years the pool house has been renovated, shade sails added, and the pool entrance and associated landscaping were significantly improved. As you know our pool looks great and makes a wonderful addition to our community.

#### **CMD Web Site**

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



## City of Centennial

### **National Night Out with the Arapahoe County Sheriff's Office**

Date: Tuesday, August 1, 2017

Location: Centennial Center Park

13050 Peakview Avenue

Centennial, CO 80112

Time: 5:00 PM - 7:00 PM



National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live. There will be many things to see and do throughout the event.

- Check out emergency vehicles
- Learn about the crime lab
- Try the distracted driving course to see why texting and driving is not safe
- See a demonstration by the Sheriff's Office K-9 Unit
- Receive information the City's Code Compliance division
- Learn about the Sheriff's Victims Assistance Program
- Purchase a three year animal license for the price of one year

Food will be available for purchase from California Wrap Runner and Funnels food trucks.

### **Centennial Under the Stars - Concert & Laser Light Show**

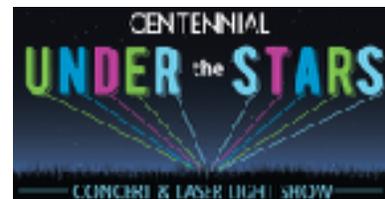
Date: Saturday, August 12, 2017

Location: Centennial Center Park

13050 Peakview Avenue

Centennial, CO 80112

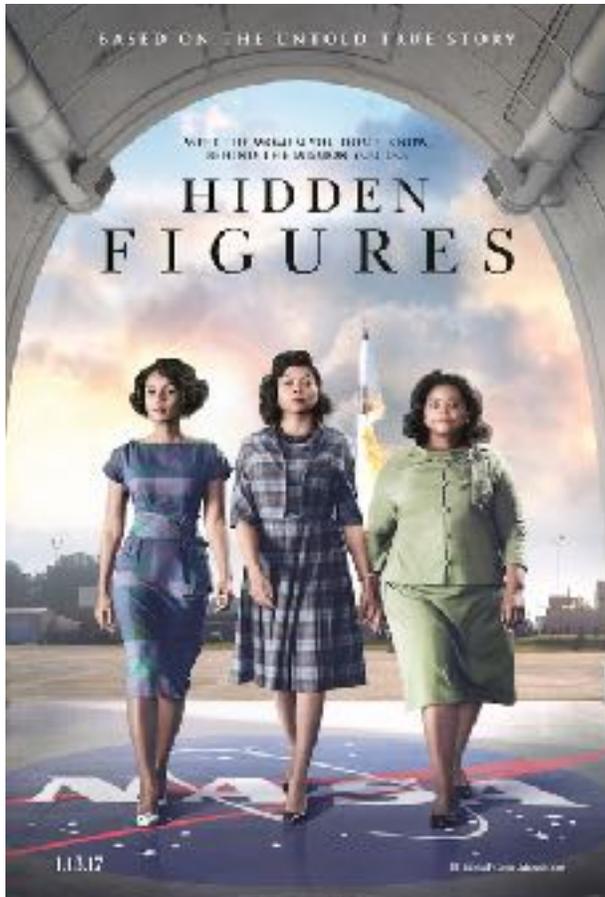
Time: 6:00 PM - 10:00 PM



Featuring live music by Quincy Ave Rhythm Band, Popfilter, and headliner the Tom Petty Project, Colorado's premier Tom Petty cover band. Enjoy food trucks, free face painting and a dazzling laser light show to top off the evening.

Food and beverages will be available for purchase. It's lawn seating, so don't forget to bring your chairs and blankets.

## Music & A Movie - "Hidden Figures"



Date: Saturday, August 26, 2017  
Location: Centennial Center Park  
13050 Peakview Avenue  
Centennial, CO 80112  
Time: 7:00 PM - 10:00 PM

An evening of live music by Dearling, a Denver area country/folk/rock band, followed by a screening of the critically acclaimed movie, Hidden Figures (rated PG). Live music begins at 7 p.m. movie starts at dusk.

Food and beverages will be available for purchase at this free event. It's lawn seating, so don't forget to bring your chairs and blankets.

# Board of Directors Directory

## CHAPPARAL HOA

President	Rolayne Sellers	303-690-9142
	rolaynesellers@gmail.com	
Vice President	Jim Harrington	303-699-8272
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Treasurer	Mary Ann Neumann	303-690-6823
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Secretary	Ian Broughton	303-488-7582
	broughton_hoa@yahoo.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

President	Gary Cornish	303-627-6073
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Secretary/Treasurer	Tom Lash	303-617-9911
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Asst. Secretary	Steve Cooper	303-807-3019
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	<a href="https://www.colorado.gov/pacific/chapparralmd">https://www.colorado.gov/pacific/chapparralmd</a>	