



Chapparral Sage • A Publication of the Chapparral Homeowners Association • www.chapparral.org • October 2014

Chapparral HOA Board Meeting

Agenda October 13, 2014

- I. Call to Order
- II. Introductions
- III. Review Agenda
- IV. President Comments
- V. Review and approve
Minutes of August 2014 Meeting.
- VI. Treasurer's Report - Adam Carmel
 - a. Financial Statements
- VII. Community Activities Update -
Rolayne Sellers
- VIII. Communications Update -
Ken Brunk
 - a. Newsletter
 - b. Website
 - c. Community Survey
- IX. Legal Update - Pam Daiss-Sitzmann
- X. ACC Update - Jeff Patton
- XI. Chapparral Metro District Report
- XII. Cencon Report
- XIII. Old Business
 - a. Street Light Repair Status
 - b. Covenant Violation Process
 - c. Dead Tree Removal
- XIV. New Business
- XV. Public Comments
- XVI. Next Meeting: November 10, 2014
at Creekside Elementary School.

Coyote Sitings

Chapparral residents, a few members of our community have observed coyotes in our area. Please be mindful of the dangers they pose to small pets and children.

**Chapparral HOA
Board Meetings
Mon., Nov. 10th • 7 p.m.
Creekside Elementary School**

September Board Meeting

The Board Meeting, scheduled for Monday, September 8, lacked a quorum due to business/travel conflicts of 3 Board members. Accordingly, in lieu of an official meeting, Board members Jim Harrington and Pam Dais-Sitzmann, together with Chapparral Metro District ("CMD") Board Members Steve Cooper and Jim Neumann, and ACC members Wayne Lauer and Rick Poppe, and about a dozen community members engaged in a wide ranging discussion of a variety of topics of interest to the community. Topics included the widening of Arapahoe Road, plans for the 2 entrances to Chapparral off Arapahoe Road, Covenant enforcement, potential new initiatives to benefit the residents of Chapparral, the newsletter, and the financial status of the HOA and CMD. The discussion ended at 8:30 p.m.

Trick or Treat! Plan For a Safe Halloween

Halloween is a holiday that children and their parents enjoy together. But keeping your costumed trick-or treaters safe while they go door to door is paramount. Follow these tips for ensuring that your kids will have a Halloween they remember for all the right reasons:

- **Choose costumes in light or bright colors.** Whether you buy a costume or make one, be sure it will be visible after dark. Put some reflective tape on goodie bags to help them show up on the street.



- **Eat before going out.** Serve dinner or a good healthy snack before your kids hit the neighborhood. They'll be less likely to gorge on the candy they collect if they're already full.

- **Be careful with props.** Make sure masks don't limit children's vision or obstruct their breathing. If they're carrying canes, toy swords, or any other sort of accessory, check that they're not too difficult to carry while walking or

crossing the street.

- **Plan your route.** Determine a clear and safe path through your neighborhood ahead of time. You should accompany small children, of course, and discuss safety with older kids going out as a group. Always carry a flashlight and cell phone.
- **Inspect candy before eating.** Check through treat bags when children return home, and separate out any candy that looks suspicious. Don't let kids consume too much at one time – ration it out so they don't make themselves sick.

Country Music Month

In 1977, President Jimmy Carter named October Country Music Month, proclaiming, "Country music is as universal as a sunset and as personal as a baby's smile."

Get Ready for Fall! Beaver Stump Grinding & Tree Service



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- Roto-Tilling
- Hauling
- Sprinkler Repair
- Power Washing
- Fences
- Gardens
- Trees Planted
- Christmas Light Installation & Removal

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Chapparral Homeowners Association Officers and Board of Directors

President: Jim Harrington, jim.harrington@pfacolorado.com, 303-699-8272
Vice President: Pam Daiss-Sitzmann, pamdais@aol.com, 720-935-2213
Secretary: Rolayne Sellers, rolaynesellers@gmail.com, 303-690-9142
Treasurer: Adam Carmel, adam@larimercapital.com, 720-870-8700
Communications Director: Ken Brunk, kenbrunk@msn.com, 303-680-4034

Newsletter Coordinator

Vacant

ACC Coordinator

Jeff Patton Jeff_Patton@Edwards.com

Chapparral Metro District Board Members

President: Garry Cornish gcornish@gcornish.com, 303-693-4431
Vice President: Gerry Weaver... gnweaver@comcast.net, 303-699-6033
Treasurer: Tom Lash tom.lash@comcast.net, 303-617-9911
Secretary: James Neumann 303-690-6823
Director: Steve Cooper crengineering@msn.com, 303-807-3019

The Board meets the second Tuesday of the month at Fire Station #42 on Parker Road at 3:00 p.m.

The Chapparral Homeowners Association, a Colorado non-profit homeowners association, publishes the Chapparral Community Newsletter monthly. To submit articles, please call a Board member.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue except the Jan. issue which is Dec. 6th.

To place an ad, call **Colorado Lasertype, 303-979-7499**

To find the ad rates and discounts, go to
www.ColoradoLasertype.com
 and click on the "Advertising Rates" link.
 email: getinfo@ColoradoLasertype.com

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Sign up for City of Centennial News by email:
www.centennialcolorado.com

Sign up to receive Arapahoe County Emergency Alerts
 by phone or email: www.ArapahoeSheriff.org

"The most important thing a father can do for his children is to love their mother."

—Theodore Hesburgh

METRO DENVER
FARMERS' MARKET
MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 3 - NOVEMBER 1 8am-2pm or Sellout</p>	<p>NEW! Tuesdays BROOMFIELD JUNE 17 - SEPTEMBER 30 Shelly's Garden Country 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 4 - OCTOBER 26 High Ranch Town Center 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 11 - OCTOBER 29 Aspen Grove Lifestyle Ctr. 10am-2pm or Sellout</p>
<p>Mondays AURORA JUNE 16 - SEPTEMBER 29 Havana Exchange 10am-2pm or Sellout</p>	<p>Thursdays WHEAT RIDGE JUNE 12 - OCTOBER 30 10am-2pm or Sellout</p>

For more information call the Metro Denver Farmers' Market Hotline
303-887-FARM
www.denverfarmersmarket.com

ACWWA

For any water or rate concerns, please contact Arapahoe County Water & Waste Management (ACCWA) directly at **303-790-4830**. Location: 13031 East Caley Ave. in Centennial. For more information, please visit www.ArapahoeWater.org. Emergency/After Hours: **303-886-2059**.

CLASSIFIEDS: The perfect way to advertise your small or large business! Ads are inexpensive and reach many homes! Call or email us today!

Classified ads are \$3.00/line for 2014 (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 5th.

Winterize your sprinkler system now!
Call ASL at 720-312-3616.

Taylor's Lawn Service. Aeration, Fall clean up, sprinkler blow-out. 7/308-5698

Oil Painting Classes 303-588-0581. www.kaywitherspoon.com, kay@kaywitherspoon.com

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House & Carpet Cleaning Services: 3/292-0115

PIANOS: restoration, tuning, insurance appraisals, wifi player system retrofits, player system service/upgrades. AmericanClassicPiano.com 303-761-6858 holly@americanclassicpiano.com

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Letter from VP of Chapparral HOA

Dear Chapparral Neighbors,

Fall is the perfect time for yard and general outdoor clean-up. We have a large number of dead trees in Chapparral that need to be addressed. I have been getting recommended companies to help with this. I have personally talked to these businesses to get discounts and great rates for our development. Each situation is unique and they will all give free estimates. Please reference me and Chapparral when you call them. Call me for references and any questions or information.

— Pam, 720-935-2213,
crowncrestdds@gmail.com

Chapparral 480 HOA Profit & Loss YTD Comparison		
<u>August 2014</u>	<u>Aug 14 Jan-Aug 14</u>	
INCOME		
HOA Dues	0.00	15,393.02
Waste Mgmt-HOA Collect...	0.00	28,210.98
Waste Mgmt-HOA Svc Fe...	0.00	445.67
Status Letters	300.00	1,300.00
Interest-CD	56.86	193.88
Interest-Checking Acct	0.31	0.31
Interest Money Market Acct	15.65	60.17
Interest on Late Dues	0.00	9.90
Late Fees	0.00	119.72
Total Income	372.82	45,733.65
EXPENSE		
Cencon Membership Fee	0.00	30.00
Creekside Room Rental	0.00	5.00
Directory	0.00	315.00
Discretionary 4th of July Event	0.00	200.00
<i>Total Discretionary</i>	<i>0.00</i>	<i>200.00</i>
HOA Financial Review	0.00	2,000.00
Image Fee	0.00	25.00
Insurance	0.00	804.00
Legal Fees	0.00	3,152.55
Newsletter	0.00	1,400.00
Postage/Paper	0.00	274.99
Snow Plowing	0.00	3,000.00
Waste Mgmt-HOA Payment	0.00	27,093.83
Web Site and Domain Name	0.00	524.55
Welcoming Committee	0.00	43.96
Total Expense	0.00	38,868.88
NET INCOME	372.82	6,864.77

1. Colorado Essence Landscaping, Josh Huggins, Sales Manager, 303-802-4668. 20% off

2. Mikes Landscaping, Than, Sales Manager, 720-495-2270. 20% off

3. John Woods, call John, 720-219-0901, his clients say he is 50% off other bidders

4. Landscape Connection, Scott Blankenship, Sales, 303-791-3060. 15% off

5. Fielding Tree and Shrub Care, Gabriel Fielding, licensed arborist, 303-667-5004

6. Colorado Veterans CleanUp Coalition, Matt, 720-833-8438, junk and debris removal 15% as long as it's not the minimum charge.

Chapparral 480 HOA Balance Sheet As of August 31, 2014

ASSETS Aug 31, 2014

Current Assets

Checking/Savings
Preferred Money Market For..... 71,689.38
Business Interest Checking 19,609.97
Total Checking/Savings 91,299.35

Accounts Receivable

Accounts Receivable 190.54
Total Accounts Receivable 190.54

Total Current Assets..... 91,489.89

TOTAL ASSETS..... 91,489.89

LIABILITIES & EQUITY

Equity

Retained Earnings 84,625.12
Net Income 6,864.77
Total Equity 91,489.89

TOTAL LIABILITIES & EQUITY..... 91,489.89

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bbb [stellarpainting.com](http://www.stellarpainting.com)

www.StellarPaintingAndRemodeling.com

Teen Services

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolaserotype.com and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Babysitting; **(*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

Chase B.	14	P	720-261-7079
Caroline B.	19	B*/P	720-261-7079
Kassi B.	15	P	303-699-6707
Ashlee N.	16	B*/P	714-658-3695
Kate O.	14	B*/P	303-690-4822
Lily W.	12	B*	303-927-6887

Save Money With Chicken

Chicken can be your best bet for healthy meals at a low cost. These tips for getting the most out of chicken come from *The Dalles Chronicle* website:

- **Buy whole chickens.** Instead of buying chicken in pieces, purchase a whole bird and carve it up yourself. You'll get more bird for your money.
- **Plan multiple meals.** You can usually get three or more meals from a single chicken: the basic meal, followed by sandwiches, chicken pot pie, stir-fry, etc. Then you can make soup or chicken stock from what's left over.
- **Buy in bulk and freeze.** You can usually keep frozen chicken in its original packaging for up to three months. For longer periods, remove the packaging and wrap in foil, freezer paper, or plastic bags.

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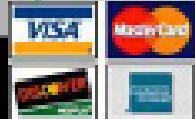


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