



President's Message

Happy Fall! Here we are back to shorter days and cooler nights. It has been a wonderful summer. We wish to extend a HUGE THANK YOU to our community for the wonderful clean up that has occurred. I'm sure many of you have noticed the number of dead trees and bushes that have been cut and removed. We have been contacted by many of you to inform us that their trees will be cut when the companies (backlogged because of all the work) can get to them. We appreciate the friendliness of our communications as well. There are only a few that haven't responded to our requests. We hope to hear from them soon. This response has confirmed to us that our community supports and shares our desire to enforce our covenants, or in other words, to make sure we keep our properties looking great! To help with our fall cleanup, we are offering two free dumpsters again on October 16 and 17th, 2015.

Remember this is for large items, not for cleanup that can be done with the weekly garbage pickup. Please watch for more information regarding the times. Last May we had a huge response and the dumpsters filled quickly. We are concerned about the impact of the proposed Kings Point neighborhood on our community. We are monitoring the information being distributed and will do our best to keep everyone informed about what is happening and if there is anything we can do. We will have regular articles about this in our newsletters. We will also keep you updated about what is happening with our tennis courts. ACWWA is testing materials to discover which one will do the best repairs. We are also going to let you know information about our new entrances on Arapahoe Road when we have more definite information. Please feel free to call anyone on the board if you have any questions or concerns.

Rolayne Sellers

Chapparral HOA Meeting Minutes, June 8, 2015

In attendance: Tom Lash, Terri Lash, Jackie Anderson, David Anderson, Wayne Lauer, Garry Cornish, Jim Noon, Sue Brunk, Doug MacCarthy, Kyle Kucharski, and Jane Kucharski.

Board members present: Ken Brunk, Jim Harrington, Mary Ann Neumann, and Pam Daiss-Sitzmann. Board member Rolayne Sellers was out of town. Guests from ACWWA were Steve Witter and Kevin Mc Brien.

Jim Harrington the vice president, called the meeting to order at 7:06 pm. Introductions were made.

Minutes of the June, 2015 meeting

The vice president asked if everyone had received and read the previous meeting minutes.

The minutes were approved.

ACWWA Guest Speakers

Steve Witter, general manager for ACWWA for seven months and the engineer manager for seven years, spoke of the water resources and the quality of our water.

ACWWA has purchased various water rights. They have strived to improve water quality by blending different hardness levels. The rates are set by the Water Board.

There is a Joint Water Purification Project with Cottonwood Water that they are trying to get back online if they can get selenium levels adjusted. One of our Arapahoe Aquifer wells, A-2., is being used for backup. There is too much sand in the A-1 well. The Dawson Aquifer wells are not in use. Our tanks are empty.

Kevin McBrien spoke of working on the tennis courts. Renner Sports has been consulted as to the best way to repair cracks in the courts. Repair will commence after the winter.

Pickleball markings may be able to be put on one of the tennis courts without disturbing it's tennis court usage. The road to the wells on the west side of South Chapparral Circle East has been repaired. The ACWWA crews are watching how the repairs are working.

Treasurer's Report

Mary Ann Neumann prepared handouts for everyone present. We only have two homeowners that haven't paid dues at this point. Mary Ann explained the report and proposed budget. We have made up ground and have over \$100,000 saved. Questions were raised about the contribution of the HOA to the entrances. No previous board decision is binding on an existing board. The motion was made to approve her report and budget and the motion was carried.

Communications Report

Ken Brunk announced that our newsletter is entirely electronic at this point.

Jackie Anderson has been instrumental in keeping the newsletter in house. Big thanks to Jackie is in order. Phil Bucher also helps get it emailed and deserves a thank you also.

Ken updated that there is behind the scenes work continuing about the Kings Point development south of Chenango. The development will probably happen but hopefully there can be a reduction in home numbers or better access to Parker Road or Aurora Parkway with further negotiation.

Covenant Control Report

Starting in July 60 letters were sent for covenant violations. The response was very good so that in August only 18 letters were sent. Thanks to all who complied. The goal is to have everyone who gets a letter to reply and tell us their plan for getting into compliance.

Architectural Control Committee

Wayne Lauer stated that ten requests had been received through our two months without meetings. These were for various projects like painting, roofs, solar, deck, and a shed. Most were approved. The shed was approved when the proposed roofing material was adjusted to match the house. The ACC has been efficient and diplomatic.

Chapparral Metro District Report

Garry Cornish told us that plans for the new entries are in the works. He showed us what preliminarily has been proposed. No requests for bids have gone out. The city may have responsibility for paying for at least part of the entrances. This will be investigated.

Welcoming Committee Report

Terri Lash and Pam Daiss-Sitzmann have worked on welcoming bags and a Chapparral logo kitchen towel. The new owners have been hard to reach to be able to get things to them in person.

Final Comments

Doug MacCarthy would be interested in comments about interest in pickleball and /or tennis clubs. Some people might be interested other social activities. Volunteers are welcome.

The meeting was adjourned at 8:36 pm.



Next Meeting –October 12, 2015 7 p.m. Creekside Elementary School

Kings Point Development Update

Recently the City of Aurora called for public comments regarding the proposed Kings Point project. Many of our residents submitted responses, detailing community concerns about traffic in Antelope, Chenango and Chapparral, as well as numerous other development issues. Thank you.

The proposed phase one development of King Point is on the land near Creekside school and Liberty Middle School, along both sides of Ireland way. In the phase one proposal, the only access in/out of the site would be north or south via Ireland Way, or east via a small section of Dry Creek Rd. connecting at Liberty school. The developer's complete plans call for construction of two major east/west roads which connect to Parker Rd: Aurora Parkway, and Dry Creek Rd. However neither is included in phase one (except for the portion of Dry Creek needed within the new neighborhoods).

In addition, official responses were submitted by the City of Centennial, the attorney representing the Chenango Homeowners Association and the Antelope Property Owner's Association. An earlier letter from Mayor Cathy Noon, dated February, 2015, was also referenced.

Virtually all responders pointed out that there is no traffic study for this project, and other public safety, school and utility issues are left unaddressed.

Centennial's responses have dealt primarily with the additional traffic which Kings Point would dump onto E. Long Ave, Ireland Way, and then onto Arapahoe. Centennial estimates that Kings Point traffic could increase the use of Ireland Way by a factor of ten. Among other points mentioned were these:

- An agreement exists between Antelope and the developer says that the developer will "support" Antelope's efforts to close Ireland Way, preventing traffic from within Kings Point.
- An agreement with Chenango says the developer will "support" Chenango's effort to "restrict" traffic on E. Long Ave.
- Centennial and Aurora have held discussions regarding alternative roadway configurations, including:

- o Possible gating of Ireland at the Centennial city line, subject to school bus and emergency access
- o Connection to Ireland from within Kings Point via an interior street, rather than the major collector road (reducing the ease of access to Ireland)
- o If an acceptable solution is not agreed upon, then Centennial will proceed with the closure of Ireland, at the jurisdictional line, just south of the Long Ave. intersection. In this scenario, a pupil drop-off location with a connecting sidewalk might be used to provide access to Creekside school from within Kings Point.

Chenango's response was lengthy and highly detailed (seven pages!). Clearly their HOA and attorney have spent considerable time studying the phase one proposal by the developer, and comparing it to the earlier (February, 2002) agreement between the developer and Chenango.

The issues raised by Chenango are:

- Missing or incomplete information regarding drainage patterns, especially near Chenango.
- The 2002 agreement committed the developer to limiting the public right-of-way to East Long Ave, including the possible closure.
- The developer's submittal envisions building out Aurora Parkway westward to Parker Rd. in phase four of the project. Chenango objects to this. The earlier agreement calls for this construction in phase one.
- The submittal shows changes in housing density versus the size as limited in the 2002 agreement; a breach of the agreement. Other tracts within the development lack a designation regarding the newly proposed density, although density appears to have increased.
- The 2002 agreement states a specific limit to gross building area per land use, yet this information has been omitted from the proposal submitted to Aurora.
- The 2002 agreement calls for a 25 foot landscaped buffer zone along the Chenango border, yet none is specified in the submittal.
- The 2002 agreement calls for a specific minimum lot size and setback (from Chenango) in a section bordering Chenango, yet none is specified in the submittal.
- The agreement calls for a maximum building height of 35 feet in certain tracts, yet the information in the submittal shows different or missing information.
- The 2002 agreement prohibits rear-loaded garages (alley access garages) in five tracts, which is not referenced in the submittal. The agreement also calls for prohibition of trailers, RVs, etc. in these tracts.
- Sound walls, as per the 2002 agreement are missing from the submittal plans.
- Earlier agreements regarding various landscaping, grading and sight lines are not addressed in the submittal.

Antelope's response primarily stresses the severe impact of Kings Point traffic within their community, and the lack of a traffic study. It also expresses concern for the proposed placement of East Dry Creek Road adjacent to Antelope homes without a suitable buffer or sound barrier. And finally it mentions the incompatible density within all the surrounding large-lot communities.

Copies of the letters discussed in this report have been added to the King Point folder on the Chapparal.org website.

Community News



As the cold winter months approach, the HOA is looking to form a social committee to organize activities to keep Cabin Fever at bay.

Some of the activities that have been suggested are game night, book club, name that tune game, wine tasting, card night, Holiday card writing for members of the armed forces, Karaoke, and Family Feud night.

Interested in participating and/or being on the Social Committee?
Send Jackie Anderson an email at 88jchz@gmail.com.



Community Forum

NEED A BABY SITTER, PET/PLANT SITTER, OR YARD HELPER?

These are young folks right here in Chapparral looking to do your job. Many of the baby sitters are Red Cross certified. Look up these families that are listed in alphabetical order below:

Anderson	Felker	Olilla	Snyder
Atwater	Furuta	Owens Tschatschula	Stanton
Baylis	Goldberg, Calfee	Painter	Stone
Bromley	Graham	Raebel Gordon	Tagliani
Brown	MacQueen	Rooney	Thompson
Callister	Marshall	Russell	Troyan
Cooper	Miller	Schreiber	Webb
Dakin	Muckelroy	Schultze	Welsh
Eichinger	Mullin	Shaw	Wilcox
Fehr	Nueske	Sloan	Zeuger



SMOKE DETECTORS

Is your home current and safe? (I doubt it!)



Furnace season is here again. And along with a furnace tune-up, now is the perfect time to review operation of an important safety device – your smoke alarm system.

Everybody seems attuned to replacing the 9 volt battery whenever the alarm begins to chirp. That is the easy part.

But how about the alarm itself?

You should know that most smoke alarms are certified for seven years of use and should be replaced thereafter, because they will no longer produce reliable detection. All of the homes in Chapparal are now 20 to 35 years old. And many of our homes probably still have their original smoke detectors. Yikes!

You may say, “But I test the alarm occasionally and all of them produce the alarm noise. So they must be working ok, right?”

Wrong! Pressing the button only tests the sound-making circuit, but not the actual detector. The detector itself either sees ionized smoke particles, or else has a visual sensor to see the smoke itself. Pressing the buttons tests neither.

Also, while discussing smoke alarms, let’s review the building safety code:

Until about 1992, homes in Chapparral were only required to have one alarm on each level. So many of our older homes only have two or three. Beginning in 1993, the requirement changed to require one per level in a hallway area, plus one in each bedroom. So, for example, my home built in 1993 has seven.

And more recently the code now requires new homes to include a combined carbon monoxide / smoke detector on each level. So to meet today's code, my home has three smoke/CO detectors and four smoke-only detectors.

Replacing an old detector is usually easy. Twist the detector to remove it from the base plate and pull out the 3-wire plug. (This may require you to squeeze the sides of the plug.) Many of the new detectors can accept the same plug and the same base plate, so just reverse the steps and you are done. In some instances, you may need to install the new base plate, provided with the new detector, and possibly change the 3-wire connector. (Turn off the smoke detector circuit at your breaker box if you attempt to replace the connector yourself!)

The combination detector (smoke and carbon monoxide) has identical mountings, so you can install either type detector using the same process.

For those older homes without detectors in the bedrooms, these can usually be added by an electrician or handyman by accessing your ceiling crawl space.

Cost: The replacement smoke detector (wired version, with battery) costs about \$15-\$20 each at Home Depot or Lowes. The combination smoke/ carbon monoxide (smoke/CO) devices are about \$50.

Some (but not all) of the newer devices are rated for ten years. Others still have a seven year life.

Be safe!

Phil Bucher
Electrician - Habitat for Humanity of Metro Denver
7183 S. Chapparral Circle East

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