



PRESIDENT'S MESSAGE

Welcome to October! We can sure tell that fall is here with the cooler temperatures and the changing leaves. There are many fun things to look forward to with the holiday seasons ahead.

This month in the newsletter you will see the Proposed 2017 Budget for the HOA. We are pleased to have some fun neighborhood sponsored activities each year, next year we will plan to add some "pickleball" activities as well. This budget will be voted on at our November 14, 2016 meeting. Please feel free to call any of us on the board if you have a question or comment about our income and expenditures.

We appreciate Wayne Lauer's efforts in helping with the neighborhood dumpsters in September. We know these dumpsters are appreciated because of the many residents who use it. Both dumpsters are always filled. We will continue to make this service available in the spring and fall every year.

Our new entrances are beautiful! We recognize they are a wonderful way to welcome everyone to our neighborhood. We look forward to their completion, hopefully this month. Thanks for the Chapparral Metro District for sponsoring these new entrances.

We will try to keep you updated with news going on in Centennial. CenCon is our informational source for many things happening around the area. When we see something that affects Chapparral, we will make sure to put the information in our newsletter. Take a few minutes to look at some notes from them in this issue.

If you are aware of any resident who is not receiving our newsletter, please let us know. Usually it is because we need to have a correct email address. We have had 15 new families move in so far in 2016 with 5 more pending. We are so happy to welcome new families to Chapparral.

There is not an HOA meeting in October, so we will look forward to seeing you again in November. Enjoy the season!

Rolayne Sellers

Chapparral 480 HOA President

Minutes of the September 12, 2016 Chapparral HOA

The September 12, 2016 meeting of the Chapparral 480 HOA Board was held at Creekside School at 7:00 PM. In attendance were Directors Mary Ann Neumann, Rolayne Sellers, Dan Hartman and Ken Brunk. Director Jim Harrington was not in attendance. Residents in attendance were Wayne Lauer, Susan Brunk, Brian Lever, Helen Lever, Doyle Tinkey, Ian Broughton, Jim Neumann, Pam Diass-Sitzmann and David Fletcher.

President Rolayne Sellers called the meeting to order and introductions were made.

Approval of July 11 Minutes

The minutes of the July 11, 2016 board meeting were read and approved as submitted.

Treasurer's Report

MaryAnn Neumann, the treasurer, passed out copies of the Budget vs. Actual financial information, the balance sheet and the check register for review and discussion. She further reported that the room at Creekside School has been reserved for the second Monday of each month even though the board is meeting only every other month. This allows the HOA to hold additional meetings should the need arise.

A motion was made, seconded and approved to accept the treasurer's report as submitted.

President Sellers informed the audience that the draft proposed budget for 2017 will be prepared by the treasurer, with input from board members and presented as a draft to the community in the October newsletter for approval at the November Board meeting.

ACC Report

Wayne Lauer represented the ACC and reported that the committee has received 8 requests since the last board meeting. The requests were for roofing, deck, deck demolition, fencing, windows and painting projects. In all cases the approvals were turned around to the homeowners within 3 days and most within 24 hours.

Wayne also reminded everyone of the upcoming "dumpster weekend."

CMD Report

Jim Neumann, Metro Board director reported that the swimming pool was closed. He also reported the Metro Board has taken under advisement the comments from the neighborhood regarding the swim team and will be developing a plan going forward.

He further reported the entrances are under construction. Tree planting at the entrances was briefly discussed. The Metro Board will be handling that matter as well.

CENCON Report

Doyle Tinkey provided the CENCON report. Doyle reported that the sheriff said if speeding in a neighborhood were a problem that it should be reported and the department would work with the neighborhood to address the problem. He further reported that the Smoky Hill Library has a new cafe under construction within the confine of the library. He further reported that Centennial is updating the

comprehensive plan and invites your input. They request you visit the city website and engage. The city of Centennial is addressing the parking of commercial vehicles in neighborhoods and considering eliminating overnight parking on streets for them.

Old Business

Old business discussed included the advising the residents to remove dead trees from their property. At this time the issue of the dumping of trash and landscape debris on the open space land within Chapparral was also addressed. This is strictly prohibited.

New Business

Under new business a resident in attendance reported that the City of Centennial code enforcement officer called on them and asked that they remove a large boulder from the city owned the right-of-way along the street. The resident further reported the enforcement officer informed him that the city would be enforcing this code violation within the neighborhood. Another resident whose vehicle struck one of the boulders along a roadway in Chapparral reportedly prompted this enforcement.

Also under new business another resident asked that the board consider an increase in the budget for the 4th of July celebration that is held at the pool.

Discussed at this time was the status of the inclusion of pickleball courts at the tennis courts and the status of the coating study performed by ACCWA on those tennis courts. Jim Neumann kindly volunteered to look into those items, as those are Metro Board and ACCWA responsibilities.

There being no further matters to discuss, the meeting was adjourned at 8:05 P.M.

Minutes Submitted by Ken Brunk, Secretary Chapparral HOA

Potential New Centennial Ordinances

At the September 26 CENCON meeting Steve Greer, Director of the City of Centennial Community Development Department, reported that the city is considering ordinances that deal with:

STOCKPILING: of items such as inoperable vehicles on property (not on driveway) dead trees, etc.

ITEMS IN RIGHT-OF-WAY: council is looking at items in the right-of-way, tree limbs, rock landscaping, mailboxes etc.

Since these two items may affect some folks in Chapparral, you are advised there is a survey that can be accessed on the City of Centennial website for your comments. The survey will be active until the end of October. It is your chance to comment on these matters.

Pictures on next page are provided by Ginger Robinson:

For Purple Mountain Majesty above the Fruited
Winter Sunset view from Chapparral Sept. 15, 2016



Plain Chickaree/Pine Squirrel Preparing for
Eagle-Vail Sept. 9, 2016



Quaking Aspens at Dusk
Berry Picker Trail, Vail Mountain Sept. 10, 2016



Icicles on Spruce Needles
Betty Ford Gardens, Vail Sept. 10, 2016

2017 Chapparral 480 Proposed Budget

Shown below is the proposed 2017 budget for the HOA. The budget structure is the same as we have been employing for the past several years. We are proposing a slight increase in dues from \$65 per household to \$68 per household. That \$3 per household increase will create an additional \$780.00 of income to the HOA.

With the exception of our insurance costs we are holding the operating expenses to the same level as 2016 and proposing some increases in the discretionary portion of the budget. These include a \$1,000 increase to the Winter Holiday Event budget, a \$500 item for traffic signage, and an increase of \$350 for the welcoming committee to use to welcome new residents to our community.

The approval of the operating budget will be an agenda item at the November HOA meeting.

PROPOSED
Chapparral 480 HOA
Profit & Loss Budget Overview
 January through December 2017

	Jan - Dec 17
Income	
HOA Dues	17,680.00
Interest-CD	385.00
Interest-Money Market Acct	100.00
Interest on Late Dues	10.00
Late Fees	60.00
Status Letters	2,000.00
Waste Management Service	
Waste Mgmt-HOA Collections	31,500.00
Waste Mgmt-HOA Payments	-31,500.00
Total Waste Management Service	0.00
Total Income	20,235.00
Expense	
Cencon Membership Fee	30.00
Colorado License	10.00
Covenant Enforcement	2,000.00
Creekside Room Rental	40.00
Directory	450.00
Discretionary	
4th of July Event	1,000.00
Other Social Event - Pickle Bal	500.00
Trash Bin Rental	0.00
Winter Holiday Event	3,000.00
Total Discretionary	4,500.00
DORA Registration	30.00
Federal taxes	150.00
Insurance	950.00
Legal Fees	2,000.00
Miscellaneous	200.00
Postage/paper	600.00
Review of Financials	1,000.00
State Taxes	25.00
Traffic Slowing	500.00

Chapparal Newsletter

October 2016

Web Site	<u>1,000.00</u>
	<u>13,985.00</u>
	<u>6,250.00</u>
Welcoming Committee	500.00
Total Expense	
Net Income	

BOARD OF DIRECTORS

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Secretary Ken Brunk kenbrunk@msn.com	303-680-4034
Director Dan Hartman dan.hartman@stoneriver.com	303-884-8598

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Clay Boelz	

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