President’s Message

Well, I guess I must face the fact that winter is on its way and our summer is over. As I write this, there is a cold drizzle outside that might bring our first hard freeze tonight and the beautiful fall colors on our trees have begun to wane as the leaves are now falling. I want to take a moment and say thank you to all of the residents who were asked this summer to correct some covenant violations and did so. There are a couple of homeowners who are still working with the Board to come into compliance and we appreciate their respective efforts. Only a few people have failed to make the necessary changes or communicated with us so the HOA Board has been forced to issue a limited number of notice and fine letters.

Mary Ann Neumann contacted Waste Management and scheduled the dumpsters at the pool parking lot on Saturday, October 20, 2018. A big THANK YOU goes to David Fletcher who came to the pool on Friday evening when the second dumpster was delivered well past the agreed time. David and Ken Brunk were especially helpful as we assisted the neighbors during the day. We had 28 homeowners who came to use the dumpsters and several returned for multiple times. Both dumpsters were full. We’ll try to do this again in the spring.

Our Board Secretary and community events coordinator, Sarah Terwilligar, has been working with an ad-hoc committee of homeowners who wish to hold a Halloween event in the neighborhood. The ad-hoc committee made requests for assistance to the HOA Board and considerable review was conducted with our insurance agent and HOA counsel to determine what the HOA insurance coverage would be for such activities. The Board had previously approved a $300 budget line item for this event and has offered that amount to defray the cost of food and drinks.

Several new issues have arisen since the last newsletter. I received over 250 HOA related emails as well as numerous calls from homeowners. The new issues related to entrance improvement discussions with governmental officials by the CMD/HOA; insurance coverage for litigation matters; Kings Point development status; CenCON activities; Foxfield’s potential closing of two entrances from Parker Road (see below); City of Centennial Public Works Department Right of Way regulations; a white semi-truck & trailer parked on City streets and CMD property; a homeowner’s dead tree; and numerous approvals by the ACC for various requests.
President's Message

The reoccurring issues included the entrances, continued violations by several homeowners of the trailer and structures covenant, the fake Chapparal newsletter, how to request approval from the ACC for structures and landscaping, un-mowed areas of CMD open space areas, preparation for a shredding event to be held at the pool, and the December sleigh ride event.

I'm very pleased that the CMD and HOA are working together to determine the cost of design and on-the-ground improvements to the entrances to Chapparal from Arapahoe Road and to come up with solutions and funding on how to improve the drainage and slope problems. While I frequently have to remind Chapparal residents that some of the entrance issues are related to the City and not the CMD, I was surprised to find out that another agency called the Southeast Metro Stormwater Authority (SMSWA) issued the permits for water drainage and control issues related to the Arapahoe Road widening project. Our County representative, Jeff Baker, was kind enough to meet with the entrance committee and arranged for the assistance of County engineers as well as SMSWA staff. Improvements were already made in several locations of Chapparal by SMSWA to fix clogged culverts and other drainage measures. These cleanup projects would not have happened without the support of Jeff Baker. The larger project will be considered throughout the winter and hopefully we can begin to make some progress in 2019. The thanks of the HOA Board also goes to Lu Ann Tinkey, Ken Brunk, Doyle Tinkey, Rolayne Sellers, Jim Harrington, Ken Sellers and Tom Lash for creating the entrance committee and working hard to make the much needed improvements.

One of our neighbors told us that the Town of Foxfield had plans to put up gates to help control traffic through that neighborhood. Several HOA Board members inquired and found out that a major study had been conducted by Foxfield about traffic on the Town's roads and the cost of wear and tear. Apparently, Foxfield had been studying the issue since at least when the Arapahoe expansion project began. The Board reviewed the most recent traffic study results from an August of 2018 report on the Foxfield website. Page 14 highlighted the two proposed gates to be located at: 1) Hinsdale & Richfield and 2) Fremont Ave. near Easter Way. The gates would be closed to non-Foxfield drivers during the morning and evening rush hour time periods. Foxfield has the right to make these changes but we can always discuss the issue with Centennial officials if we see increased traffic through Chapparal.

The last HOA Board meeting was held on September 10, 2018 at Creekside Elementary School and all of the Board members were able to attend. The minutes of the meeting are listed below in the Newsletter and we covered all of the agenda items including covenant issues, ACC approvals and the newly created Covenant Advisory Committee (CAC). Homeowners from the ad-hoc Halloween event committee came to the meeting and discussed their plans. The HOA Board discussed the event and it was determined that we needed some additional information about insurance coverage.

Thanks again go to Ginger Robinson for providing us with the beautiful pictures she has volunteered for inclusion in the Newsletter. Travis Terwilligar has graciously volunteered to compile the substantive materials for each HOA Newsletter going forward and used some of those pictures in this month's and the last Newsletter. We appreciate these voluntary efforts by our neighbors.

Please do not hesitate to write to me at dewigleben@comcast.net if you have ideas or points that you feel need to be made. The next HOA Board Meeting will be held on Monday, November 12, 2018 at the Creekside Library and we would hope to see you there.

Don Ewigleben
Chapparal 480 HOA President

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Great Horned Owl

(Bubo virginianus, a.k.a. “Sky Tiger”) in an Aspen Tree on Chapparal Circle East, October 3, 2018, 8:50 AM, by Ginger H. Robinson

Autumn View from Chapparal

Grandview High School and Saddle Rock Golf Course

Call to Order
The meeting was called to order at 7:04pm, and a quorum was established with all board members present.

Review/Approve Minutes of July 9, 2018 HOA Meeting
A motion was made and seconded to approve the July 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 and income statement for 2018. Status letters have been provided for 8 home sales so far this year. She noted that the 4th of July came in under budget and also that there was a general rate increase for insurance this year. A motion was made and seconded to approve the Treasurer’s Report and passed with unanimous consent.

Architectural Control Committee Report
Rick Poppe gave the ACC report. He noted that there have been over 50 requests year to date, with 12 since the last report, comprising paint, garages, patios and decks. He also noted that the ACC is working to resolve some questions regarding the required setback. A board member noted that they have received some questions from community members asking if projects in the neighborhood are ACC approved, and raised the possibility of a sign in the yard to note that the project is ACC approved. Further discussion included the possibility of keeping an online post of approved projects and concerns about privacy.

Covenant Report
Vice President Broughton noted that there has been compliance with trailer policy enforcement, and stated that courtesy notifications would be sent to new violations in 10 days. He noted that a couple of fines were issued and raised a question for future discussion of possibly excluding residences from the trash program until fines are paid in order to encourage compliance.

Vice President Broughton also gave an update on the Covenant Advisory Committee (CAC). The CAC had an initial meeting and will be crafting rules to better explain covenants. It was noted that this process is different from creating a new covenant, which would require approval from ⅔ of the neighborhood. As the Board representative on the CAC, thoughts and ideas should be directed to Vice President Broughton.
Chapparal Metro District Report
LuAnn Tinkey gave the CMD report. She noted that Emerald Isle has the contract for managing landscape at the pool. She also noted that the CMD open space will be mowed this week. She also noted that the lights are on all the time at the monuments and they are working on getting that fixed. She made a request to the Board to see if the dumpster at the pool can be arranged through waste management as a possible cost savings for the CMD.

Work completed this summer included new mulch, stone work, rocks and plants at the pool. The dead tree there will come down this fall, and bids are being gathered to remove the dead tree at the west entrance which is no longer under warranty. Also noted was that the pool stayed open an extra weekend and that no trespassing signs are in place by the water tanks.

President Ewigleben raised the idea of a possible volunteer day to work on community landscape. Secretary Terwilligar will coordinate with LuAnn Tinkey to investigate this possibility further.

CENCON Report
Doyle Tinkey gave the CENCON report. He noted that there are proposed car lots to go in by the medical center. In 2006 the city council voted against this, but the new council has voted in favor. Concerns shared include that the lots are not lucrative for Centennial as the taxes from sales go to the buyers resident city, as well as the bright lights that will surround the lots. Petitions against the lots are available to sign.

Website Update
Director Hartman gave an update on the website and shared that we currently use the 200-500 member tier for emails.

New Issues

Halloween
Jennifer Knotts represented the ad hoc Halloween committee and detailed plans for an event to take children and their families around the neighborhood in trailers to trick-or-treat, and requested funds from the HOA to support the event: trailer rentals ($210 for 2 trailers) and food, totalling $425-$550. Community discussion regarding the proposed event ensued. Vice President Broughton raised safety, liability, and legality concerns. In response to questions about insurance coverage for the event, Treasurer Neumann shared that the insurance agent stated last year that all committees are covered by the HOA policy. Suggestions from the Board and homeowners included making a donation of money to the event but not sponsoring it to reduce liability, having an alternate event possibly using the pool parking lot to trunk-or-treat, and having liability waivers signed by participants. The Board will investigate liability concerns and then determine how/if to proceed with supporting this event.

Sleigh Ride Event
President Ewigleben noted that the contract for the sleigh ride has been received.
New Issues Cont’d

Special District
President Ewigleben offered an article up for review by the Board and homeowners regarding replacing the HOA with a Special District. The Board will review the article.

Public Comments
A homeowner addressed the Board regarding their dispute about images used in the HOA newsletter. President Ewigleben stated that the Board had complied with the terms of the agreement and that HOA counsel has advised that there was no copyright infringement.

Meeting was adjourned at 8:40pm.

Next Meeting: Monday, November 12, 2018, 7:00 PM at Creekside Elementary
Chapparal Garden Mint After the Frost (Macro)
October 7, 2018, by Ginger H. Robinson

Western Salsify (a.k.a. "Giant Puffball")
Picked in Chapparal: Afternoon Sunlight, October 11, 2018, by Ginger H. Robinson
CMD Corner

Changing Seasons

It’s hard to believe the pool has been closed for over a month and the snow has already started to fall. Still, even with the change of seasons, we want to remind everyone that the tennis courts are open all year. The sun does a pretty good job of keeping the courts clear of snow for our tennis and pickle ball players.

CMD Budget Discussion at November HOA Meeting

Each year at its November meeting the CMD board discusses and approves the budget for the next year. This year’s meeting is on the 13th at our regular time and place. (See below.)

New for this year is a discussion of the 2019 CMD budget at the HOA meeting on the 12th. Don't worry; we won't go into the details of each line item, as we often do at the CMD meeting. However, we will discuss the general categories of revenue and expenses to give Chapparal homeowners a better understanding of how their funds are spent.

CMD Information

The CMD holds its regular meetings at 3 PM on the second Tuesday of the month at the South Metro Fire Station No. 42, 7320 S. Parker Rd, Foxfield, CO.

For the latest information and news as well as archived documents, please visit the CMD web site at: https://www.colorado.gov/pacific/chapparalmd
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