



## **President's Message**

Happy November! How quickly this year has gone by, we have some fun and busy months ahead to end out this year. We hope you will enjoy this time of year. It's fall now, but Colorado weather gives us many seasons sometimes in one week.

As we come to the end of 2017, our plans are turning towards 2018. We will be discussing the proposed budget for 2018 at our November HOA meeting. We plan to vote on the budget at that meeting. We have had suggestions to increase some social activities. We will be discussing the yearly events and expenses along with proposals about the Halloween event, pickleball, movie night at the pool for families, and maybe even water aerobics at the pool next summer. We welcome your comments and thoughts. We will distribute the budget in our December 2017 newsletter for your information.

We have been fortunate to not face any natural disasters in the recent months in our community. We have seen hurricanes, earthquakes and fires around the country and continent. However, we think it would be beneficial to share some emergency preparedness ideas for residents to consider in case of emergencies. In this newsletter we have included an "emergency financial preparedness" handout for each of you to consider. We plan to share other ideas in the coming months.

Thanks to Jennifer Knotts, Jamie DeBrosse and April Krall for all their efforts in organizing the neighborhood Halloween event. See the article and pictures about this activity later in this newsletter. We are happy to see more younger families getting involved in our neighborhood. If you would like to be more involved, please contact any member of the board.

Remember our December Sleigh Ride is around the corner on December 3, 2017. We would love to have some more people help us in the planning of this event. Plans are under way to have another fun evening of activities and the sleigh ride. We will keep you posted through eblasts for more information. Mark this night on the calendar, and come and join the neighbors for this fun, annual event.

We would like to invite any neighbors to join us at our next HOA meeting.

Rolayne Sellers Chapparal 480 HOA President

**NEXT MEETING MONDAY, NOVEMBER 13, 2017**

**7 PM AT CREEKSIDE ELEMENTARY**



Smoky Sunset Behind Cottonwood Tree, Chapparal

**HOA BOARD MEETING AGENDA, Monday, November 13, 2017**

- I. Call to Order, establish a quorum.
- II. Introductions
- III. Approve Minutes of September 11, 2017 HOA Meeting
- IV. Treasurer's Report
  - a. Discussion about proposed budget for 2017
  - b. Vote on proposed budget
- V. Architectural Control Committee Report
- VI. Chapparral Metro District Report
- VII. Sleigh Ride —December 3, 2017
- VIII. CENCON Report
- IX. Old Business
  - a. Dumpster Report
  - b. Covenant Violation Report
- X. New Business
- XI. Public Comments

**NEXT MEETING MONDAY, JANUARY 15, 2018**

## Community News

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### ***First Annual Trick or Treating Trailer Event was a HUGE SUCCESS!!***

On Halloween night, about 40 kids and their parents boarded two trailers to go treat-or-tricking around the neighborhood. It was a fun filled night meeting new neighbors, catching up with old neighbors, connecting kids outside of school and having a great time.

Nearly SIXTY houses had lights turned on and ready for trick or treaters with some of the BEST and LARGEST candy boxes (dentists will thank you all!)

It's the coming together as a community that makes this neighborhood so wonderful and special to be a part of. Thank you to all of you!

If you have specific feedback you would like to share, please contact committee member, Jamie Debrosse at [jwdebrosse@hotmail.com](mailto:jwdebrosse@hotmail.com).



## Community Forum

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### ***CMD Corner***

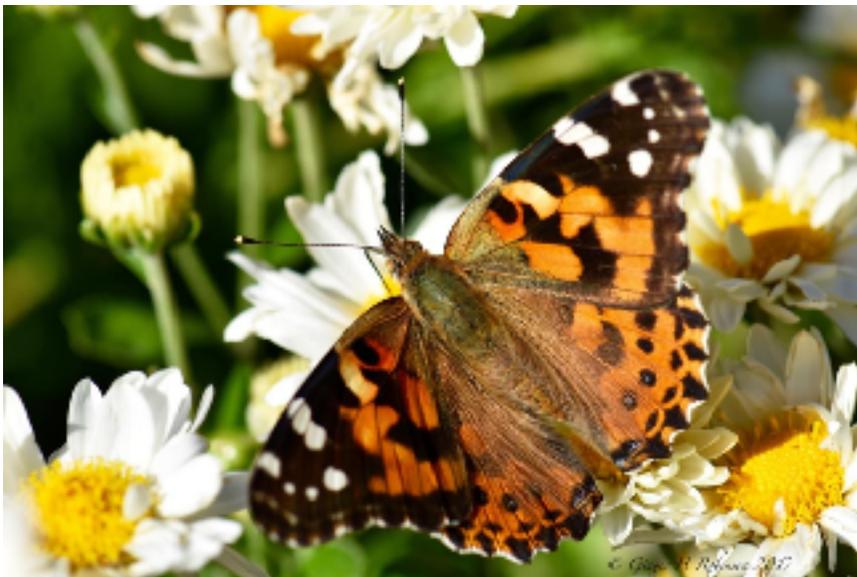
#### **Chapparral Cell Tower Update**

Our Board President, Garry Cornish, recently completed negotiations on behalf of the CMD for two cell tower leases. After months of negotiations, our AT&T lease will be renewed for 30 years with continued favorable terms. The new lease with T-Mobile has been in work for almost a year and will bring an additional \$2500 per month to the District. These funds will be especially beneficial as we build our 2018 budget. When you see Garry in the neighborhood please congratulate him on a job well done.

#### **CMD Web Site**

For the latest information and news, as well as archived documents, please visit the CMD web site:

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



Painted Lady Butterfly  
Migration: Feeding on a  
Chrysanthemum,  
Chapparral

### Tip: Emergency Financial Preparedness

Maintain a fireproof safe (150 degree/30 minutes) with important documents to include...

**1-Current insurance policies and agent contact information.** You'll need this information right away if your house suffers damage in a fire or another disaster.

**2-Your family's passports and original birth certificates.** These can be a hassle to replace and will come in handy to establish your identity for other purposes.

**3-A list of your family's doctors, prescription medications, and contact information for all pharmacies you use.** You may need these to get new supplies of medications you use on a regular basis.

**4-CDs or an external hard drive containing digital copies of all family photos.** It's a good idea to scan all older family photos and keep a digital copy of them as well. Your family memories as preserved in photos are irreplaceable.

**5-Safety deposit box keys.** If you store valuables at the bank, you'll want to make sure you can access them in the event of an emergency.

**6-Important papers related to investments, retirement plans, bank accounts, and associated contact information.** You may need ready access to funds.

**7-Information on your outstanding debts, due dates, and contact information.** It's important to keep tabs on your finances and protect your credit, even if you're displaced by an emergency.

**8-Original Social Security cards.** These can be difficult to replace and may be needed to establish eligibility for aid.

**9-Copies of your important legal documents, including powers of attorney, living wills, health care proxies—both for yourself and for anyone else for whom you are designated attorney-in-fact or health care surrogate.** Having access to these can help ensure the protection they were created to provide.

**10-Copy of family wills and all wills in which you are designated the executor.** It's important to safeguard wills so that loved ones are taken care of.

**11-Ready Cash.** Keep some cash on hand- typical advice is to have the cost of one month of groceries in cash on hand.

**12-Valuables.** If your fireproof safe is bolted to a wall or the floor, your valuables are as safe there as in a bank. However, a safe that is attached is difficult to remove should you need to evacuate quickly.



## 8th Annual Trails Trek 5K Family Run/Walk



Date: Saturday, November 4, 2017

Location: Piney Creek Hollow Park

6140 S Tower Road, Aurora

Time: 9:00 AM

This year's 5K will be help in memory of Karter Grey Hopkins. He was 21 years-old when he was tragically killed in an auto/pedestrian accident.

## Holiday Celebration

Date: Saturday, November 18, 2017

Location: Centennial Center Park

13050 Peakview Avenue

Centennial, CO 80112

Time: 3:00 PM - 5:30 PM



The Amphitheater at the north end of Centennial Center Park will hold the annual holiday concert featuring songs from local school choirs. Enjoy a visit with Santa, free cookies and hot chocolate, and enjoy Centennial Center Park's festive lights! Please note, there will not be a photographer to take photos with Santa so make sure to bring your camera! Please consider bringing gently worn or new coats to donate to Coats for Colorado and/ or a pair or package of new socks for donation to homeless shelters.

# Board of Directors Directory

## CHAPPARAL HOA

President Rolayne Sellers rolaynesellers@gmail.com	303-690-9142
Vice President Ian Broughton broughton_hoa@yahoo.com	303-488-7582
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Secretary Sarah Terwilligar sarah@terwilligar.com	408-314-8113
Director Dan Hartman dan.hartman@stoneriver.com	303-884-8598

## ARCHITECTURAL CONTROL COMMITTEE

Chair Rick Poppe rickpoppe22@gmail.com	303-690-0594
Wayne Lauer	
Clay Boelz	

## CHAPPARAL METRO DISTRICT

President Gary Cornish gcornish@gcornish.com	303-627-6073
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