



## Chapparral HOA Board Meeting

Agenda: December 8, 2014

- I. Call to Order
- II. Pledge of Allegiance
- III. Introductions
- IV. President Comments
- V. Review and approve Minutes of November 2014 Meeting.
- VI. Treasurer's Report - Mary Ann Neumann
  - a. Financial Statements
  - b. Board approval of 2015 Budget
- VII. Community Activities Update - Rolayne Sellers
  - a. Sleigh Ride
  - b. Welcome Committee
- 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. Covenant Violation Process Discussion (continued)
- XIV. New Business
- XV. Public Comments

Next Meeting: January 12, 2015 at Creekside Elementary School.

**Chapparral HOA Board Meetings**  
**Mon., Dec. 8th • 7 p.m.**  
**Creekside Elementary School**

## Chapparral HOA Board Meeting Minutes

November 10, 2014

The following homeowners were in attendance: Rick Poppe, Tom Lash, Jim Noon, Kent Sellers, Doyle & LuAnn Tinkey, David & Jackie Anderson, Wayne Lauer, Ken Auser, Christopher Worley, Ken MacDonald, Scott Cowperthwaite, Dan Hartman, Vera Matthews, Steve Cooper, Garry Cornish, Jim Neuman, David Fletcher, Mike Cross and board members Jim Harrington, Mary Ann Neumann, Pamela Daiss-Sitzmann, and Rolayne Sellers.

The meeting was called to order at 7:10 p.m. by Jim Harrington. Introductions were made and we reviewed the agenda. President Harrington reminded us that we should be respectful of everyone and only talk one person at a time. The minutes of the October 2014 meeting were read and approved.

Mary Ann Neumann presented the Treasurer's Report. There was some discussion about the Waste Management fees. Starting in March 2015 the fee will probably go up to approximately \$130 (3% raise). We discussed the comparison of neighboring communities but were informed that 100% of the neighborhood has to contract with WM to get a lower rate. The proposed 2015 budget was distributed to all (also in last month's newsletter). Our HOA dues next year are proposed to be \$62.00 per household. There was discussion about the new expense for covenant enforcement as well as questions about if snowplowing will

be included in the 2015 budget. We will verify what roads the City of Centennial will plow. We were asked to look at the former survey to see what the community wanted.

Rolayne Sellers discussed the updates regarding the Sleigh Ride

# HAPPY HOLIDAYS

on December 7, 2014. It will be held in a new location this year, at 7088 S. Chapparral Circle West, the home of Doug and Pam Daiss-Sitzmann. The sleigh ride will be from 5-9 p.m. with rides every 20 minutes. Neighbors are encouraged to come and enjoy refreshments, caroling, crafts, a visit with Santa for the kids, and warming around the firepits. Call Rolayne at 303-690-9142 to reserve your time for the ride. More information will be forthcoming, we would love to have you sign up to volunteer.

We are discussing options for our newsletter. Ken Brunk sent a report for the board to decide if we should publish our own newsletter or continue with Lasertype. Some pros and cons were mentioned. We will decide by December what direction we will go with this. Website update: Our website domain name is purchased through 2020. Dan Hartman will train the HOA Board to update information and keep current documents accessible for anyone (e.g. homeowners, real estate agents, etc.) through the website.

There were no legal issues to discuss this month. Wayne Lauer reported that the ACC has had 5 requests which have been responded to quickly. Steve Cooper represented the Chapparral Metro District. He reported that ACWWA had not completed the landscaping around the well, but 17 new trees were recently planted; discussions with the city are under-

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Every minute matters when someone suffers a stroke. Prompt medical attention can make a huge difference in whether the person lives or dies, as well as in the quality of his or her recovery. Be alert for these warnings signs so you can take fast action:

- Difficulty walking. The person may appear dizzy, off-balance, or uncoordinated on his or her feet.
- Speech problems. Stroke can affect a person’s ability to remember words or pronounce them correctly, making him or her seem confused or intoxicated.
- Drooping face. One side of the person’s face may droop or look frozen.
- Difficulty with arm movements. Ask the person to lift both arms. An inability to raise his or her hands may indicate a stroke.
- Headache. Stroke can cause a sudden, severe headache accompanied by nausea or vomiting. If you observe, or experience, any of these symptoms, seek medical help right away.

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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:** Mary Ann Neumann xjneumann@aol.com  
**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 Chaparral 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.

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*“This is the message of Christmas: We are never alone.”*  
 —Taylor Caldwell

**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](http://www.ArapahoeWater.org).  
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**Chimney & Fireplaces:** Repairs, maint., cleaning. Brick mason, A+ BBB 7/343-9890

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### Chapparral Meeting, *continued from front page*

way regarding the easement ramifications and reimbursement for the fence resulting from the imminent widening of Arapahoe Road. Doyle Tinkey reported from CENCON that Aurora has allowed marijuana stores to open close to our boundaries.

A lively and lengthy discussion ensued regarding the covenant enforcement process. Jim Harrington began by acknowledging our covenants and the community desires to have members comply with them. How to enforce the covenants is being considered. The Board is considering a new process. There are two options: 1. Community volunteers with authority to identify violations and enforce covenants, or 2. Hire an outside third party. It is difficult to find community volunteers, – most want to remain anonymous. Discussion ideas included: not wanting to create dissension or negativity in neighborhood; comparisons of neighboring communities and covenant enforcement; what items are really covered with our covenants; anonymity in complaints; city ordinances vs. covenant issues; communication with neighbors to understand needs; having board members approach members with violations; how to know the desires of all the neighbors; the legal rights of an HOA in spending money for covenant violations. Pres. Harrington appreciated the input and noted that we want to elevate the standards of the community because we each have a investment in our real estate. He further stated that regardless of the approach we decide on, there will be a personal touch element.

The HOA Board will research and study the issues (especially regarding enforcement of covenant violations and snowplowing). We will definitely be sending out a new community survey soon to have homeowner input. Please watch for this. It is important to have a good return so that we understand the priorities of the majority of homeowners and not just the ones who can attend the meetings. We will report on these findings at the December HOA meeting.

Meeting adjourned at 9:00 p.m. The next meeting will be December 8, 2014 at Creekside Elementary.

### Memorial

Dan Cady, a 28 year resident of Chapparral, passed away on October 26, 2014. His wife, Marla, and son, Tanner were at his side. Dan, 72, was born in Longmont and raised in Salida. He loved the mountains and was one of the original pro ski patrolmen at Vail. Dan had a 30 year commercial pilot career. He loved being outdoors, skiing, hiking, sailing, and golfing. Say a prayer for him when you ski "Cady's Cafe" at mid Vail.

### Keep Stress In Check During The Holidays

- Pay attention to your mood. Recognize the signs of stress, such as irritability and anxiety. Avoid these by getting a handle on things instead of just letting them happen.
- Set reasonable limits. Allow yourself to say "No." Be realistic about what you can and cannot do during this busy month.
- Watch your diet. Overindulging in holiday treats can affect your mood. Sugar overload will make you sluggish, for example, and the stimulating effect of caffeine may make you overanxious.
- Exercise. Take a walk or visit the gym regularly. Not only will it combat the extra calories you're consuming, you'll also relieve tension and get some relaxation.

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Kassi B.	15	P	303-699-6707
Katelyn M.	11	B/P	720-842-5009
Ashlee N.	16	B*/P	714-658-3695
Kate O.	14	B*/P	303-690-4822
Lily W.	12	B*	303-927-6887

**Holiday Parties: It's All Business**

The office holiday party can be lots of fun, but it's never an excuse to get crazy. No matter what the occasion, remember that you're still attending a business function. Behave accordingly and follow these rules of office party etiquette:

- Don't skip the party. You don't have to stick around from start to finish, but for appearance's sake, you should at least make an appearance at the festivities. Get there on time, mingle with co-workers and bosses, eat a bit of the food, thank the host, and then you can leave.
- Mingle before you consume. Parties are meant to let co-workers socialize, not just eat and drink. So when you arrive at the party, circulate the room before you head for the bar or start stuffing yourself with food.
- Thank your peers. Congratulate co-workers for jobs well done or thank them for helping you on projects. Let colleagues know that you enjoy working with them.
- Don't get drunk. Overimbibing can only lead to embarrassment or insult. Remember that you'll be back in the workplace with most of the partygoers soon, and drunken behavior could be hard to live down.
- Be courteous to your date. If you bring your spouse, a client, or a date, make sure to introduce him or her to your boss and the people you work with, and include the person in conversations. Your colleagues will notice.

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