



President's Message

Seasons Greetings! It is so fun to see the many lights and decorations showing up on beautiful homes. Thanks for sharing the spirit of the season with everyone!

We look forward to our annual Sleigh Ride this Sunday, December 3, 2017 from 5 p.m. to 9 p.m. This has become a very special evening for all who attend. Once again this will be held at the home of Doug and Pam Daiss-Sitzmann, 7088 S. Chapparral Circle West. We appreciate Pam and Doug for their willingness to share their home and property. Remember you can sign up ahead of the evening to reserve your time and space on the sleigh ride by calling, texting or emailing Sarah Terwilligar (408-314-8113, sarah@terwilligar.com). There are rides every 20 minutes and there are still spots available, but please remember your time and be prepared to board the wagon a few minutes before your scheduled time. We invite you to bring finger food to share with others. There will be hot drinks and juice provided along with popcorn for your enjoyment. Please remember not to park along the road where the wagon will load people, park outside the barricades if possible. No restrooms will be available for public use.

Additionally, Santa will be there to greet children and share a surprise with them. There will also be crafts available for the kids to have some creative time. A nice fire will be in a firepit on the driveway for friends to share conversations and hopefully meet some neighbors you haven't yet! We will also have live music! Special thanks to Trish Reid and Ann Alfieri for all their efforts to organize and plan this fun winter event! Please view the signup genius that was emailed and volunteer in areas that could still use some help. And come and bring your family and bring in the holiday season in style with our wonderful neighbors! We hope to see you there.

A few details have once again been brought to my attention for all of us to pay attention to:

- Please be aware of your pet's behaviors. Pets should not be allowed to run loose in the neighborhood. I have heard from multiple neighbors that they are cleaning up their own properties after other resident's dogs have run wild. Please clean up after your dogs when you are walking them around the neighborhood.
- We remind homeowners about the speed limits in our community. It is dark much earlier and harder to see people walking on the streets in the evenings. Please slow down and maintain proper speed limits on our streets. This will be extremely important with icy conditions on our hilly streets.
- Please make sure that the lights on your property do not affect a neighbors' home negatively. Lights should not shine beyond your own property limits.

At our November 2017 HOA Meeting we voted on our proposed budget for 2018. A copy is included in this newsletter. We have included several new items that we will discuss in more detail beginning in January. We are looking forward to many positive activities in our community next year. There will not be an HOA meeting in December. Our next HOA meeting will be held on Tuesday, January 9, 2018 at Creekside Elementary in the gym at 7 p.m. This is a change from our normal schedule because the schools are closed on Monday of that week for the holidays. They will resume school on January 9th. We will send out more information in January.

Again, best wishes for a happy holiday season to your family!

Rolayne Sellers Chapparal 480 HOA President



Snowflakes on Red Berries

Chapparral 480 HOA Minutes of the Meeting November 13, 2017

In attendance: Kent Sellers, Rick Poppe, Sue Brunk, Travis Terwilligar, LuAnn Tinkey, Pamela Daiss-Sitzmann, Doyle Tinkey, Gary Cornish, Tom Lash, Terri Lash. Board members: Rolayne Sellers, Mary Ann Neumann, Dan Hartman, Ian Broughton, Sarah Terwilligar.

Review/Approval Minutes of July 10 2017 Meeting

A motion was made and seconded to approve the September 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, income statement and check register, as well as the proposed 2018 budget. She highlighted the financial condition of the HOA. There is now 100% compliance in dues payment! And spending for the year is coming in under budget.

The proposed budget for 2018 was reviewed and changes from the previous year's budget highlighted. There has been a raise in HOA dues to \$71 (annual 5% increase), some budget additions for social activities, and an increase for covenant enforcement.

A motion was made and seconded to approve the increase in HOA dues to \$71, and the motion was voted on and passed by unanimous consent.

A motion was made and seconded to accept the proposed 2018 budget, the motion was passed by unanimous consent.

A motion was made and seconded to amend the 2017 budget for the Halloween event to include \$200 for reimbursements, and the motion passed by unanimous consent.

Architectural Control Committee

Rick Poppe said year-to-date there have been 41 ACC request. Eight requests were made and approved since the last report including decks, additions, roofs and paint.

Chapparral Metro District Report

Gary Cornish said the long term cell tower lease contract agreements with the four major cell phone companies have been finalized and will bring in \$120,000 revenue this coming year. CMD budget highlights were given including that the cost for the

swimming pool is covered, the entryway project is done and paid for, there is no need to increase the mill levy and that it may be possible to reduce it.

CENCON Report

Doyle Tinkey highlighted the City of Centennial election this month as well as safety and crime prevention tips. Also noted was that ACWWA paid \$22,000 for the tennis court repairs.

Sleigh Ride - December 3, 2017

Pamela Daiss-Sitzmann noted possible plans to have carpet for the garage, increase space and a heater. Also highlighted was the need for volunteers. Flyers announcing the event will go out on Thanksgiving weekend and a signup genius for volunteers and sleigh ride scheduling contact information will go out on November 14th.

Old Business

Dumpster Report: The Fall dumpster day was a success. Two dumpsters were filled. Thank you to Ian Broughton, Dan Hartman, John Swanson and Travis Terwilligar for managing it.

Covenant Violation Report: President Sellers shared that there are currently 4 covenant enforcement letters out to community members.

Public Comments

A homeowner commented on lighting concerns at the east entrance, and the board discussed checking to see if lights are on and how long. The appearance of the entrances was also commented on and the board discussed the various other stakeholders who are directly responsible for them.

A homeowner commented on the use of 4-wheelers and dirt bikes in the neighborhood and the need to keep them off of common areas and private property.

A homeowner commented on trash being brought out to the curb too early, specifically fall clean-up/bags of leaves.

A homeowner asked whether there has been any feedback to the board regarding not having a swim team this year. President Sellers noted that she had heard from community members who missed it.

A homeowner asked how the HOA will communicate upcoming HOA board elections. President Sellers noted HOA election details will be communicated via one of the upcoming newsletters. Vice President Broughton requested that upcoming CMD election details be included with the HOA election details. CMD representative was agreeable to providing those details.

Meeting was adjourned at 8:20 pm.



**NEXT MEETING MONDAY, JANUARY 9, 2018
7 PM AT CREEKSIDE ELEMENTARY**

Chapparral 480 HOA
Profit & Loss Budget Overview
 January through December 2018

11/30/17

	Jan - Dec 18
Income	
HOA Dues	18,460.00
Interest-CD	500.00
Interest-Money Market Acct	125.00
Interest on Late Dues	10.00
Late Fees	140.00
Status Letters	1,200.00
Waste Management Service	
Waste Mgmt-HOA Collections	34,100.00
Waste Mgmt-HOA Payments	-34,100.00
Total Waste Management Service	0.00
Total Income	20,435.00
Expense	
Cencon Membership Fee	30.00
Colorado License	10.00
Covenant Enforcement	3,000.00
Creekside Room Rental	40.00
Directory	600.00
Discretionary	
4th of July Event	1,200.00
Halloween Event	300.00
Movie Night at Pool	350.00
Pickle Ball	500.00
Swim Team	500.00
Water Aerobics	200.00
Winter Holiday Event	3,000.00
Total Discretionary	6,050.00
DORA Registration	40.00
Durable Supplies/Assets	700.00
Federal taxes	150.00
Insurance	920.00
Landscaping	0.00
Legal Fees	2,000.00

Miscellaneous	200.00
Postage/paper	400.00
Review of Financials	1,000.00
State Taxes	20.00
Traffic Slowing	500.00
Web Site	800.00
Welcoming Committee	500.00
Total Expense	16,960.00
Net Income	3,475.00



Christmas Lights on Chapparal Circle East

Community News



Winter Storms and Extreme Cold

Indoor Preparedness:

- Stay Inside.
- If using alternative heat, use fire safeguards and proper ventilation.
- Close off unneeded rooms.
- Stuff towels in the cracks under doors.
- Eat to provide energy and drink plenty of fluids to prevent dehydration.
- Wear layers of loose fitting, lightweight, warm clothing.

Outdoor Preparedness:

- Find shelter.
- Try to stay dry.
- Cover all exposed parts of the body.
- If you can find no shelter, prepare a lean-to, wind-break or snow cave for protection from the wind.
- Build a fire for heat and to attract attention.
- Place rocks around the fire to absorb and reflect heat.
- Do not eat snow! It will lower your body temperature. Melt it first.
- If stuck in your car or truck, run the motor for ten minutes every hour for heat. Ensure that the tailpipe is clear of obstructing snow. Your car will help you keep warm, visible and alive.
- Make yourself visible to rescuers. Tie red cloth to your antenna.
- Exercise from time to time by vigorously moving arms, legs, fingers and toes to keep blood circulating and to increase body warmth.
- Do not walk through blizzard winds. You can suffocate or lose your direction.
- Avoid over-exertion: Heart attacks are a major cause of death during and after winter storms. Shoveling snow or freeing stuck vehicles can be extremely hard work.



Community Forum

Car Emergency Kit

Consider keeping the following items in your car during winter months:

- Battery powered radio with extra batteries
- Flashlight with extra batteries and bulbs
- Blanket(s) or sleeping bags
- Jumper cables
- Fire Extinguisher (5 lb., ABC-type)
- First Aid kit and Manual
- Bottled water
- Non-perishable high energy foods such as granola bars, raisins and peanut butter
- Maps
- Shovel (folding type)
- Windshield scraper
- Tire repair kit and hand pump
- Flares
- CD (can be used to signal)
- Short rubber hose (for siphoning)
- Tow chain
- Sack of sand, road salt, asphalt shingles (to be placed under tires for traction)
- Compass
- Whistle
- Extra clothes, warm hat, mittens, sweater, waterproof items
- Rags or paper towels
- Work gloves



City of Centennial

Centennial People's Art Gallery | Artist Reception

Date: Monday, December 4, 2017

Time: 5:00 - 6:00 pm

Location: Centennial Civic Park
13133 E Arapahoe Rd.
Centennial, CO 80112



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
Treasurer	Mary Ann Neumann xjneumann@centurylink.net	303-690-6823
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
Vice President	Gerry Weaver gnweaver@comcast.net	303-699-6033
Secretary/Treasurer	Tom Lash Tom.lash@comcast.net	303-617-9911
Asst. Secretary	Jim Neumann xjneumann@centurylink.net	303-690-6823
Asst. Secretary	Steve Cooper crengineering@msn.com	303-807-3019
	https://www.colorado.gov/pacific/chapparralmd	