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Community Web Site – [www.chenangohoa.com](http://www.chenangohoa.com) – call Brian for password*

## **ANNUAL MEETING AND ANNUAL BUDGET MEETING**

Thanks to everyone that attended the Annual Meeting. We had another great turnout since we were discussing the dues increase this year. We had a total of 119 homes represented in person and by proxy. For those that were not able to attend, here are some highlights:

### **Board Members/Architectural Control Committee Members**

- The owners said a huge thank you to Keith and Susan Tillman for their work on the traffic issues in the community and Keith's involvement on the Board. The Tillman's are selling their home, so Keith stepped off the Board. David Brundage, Chuck Latham and Lisa Allen all agreed to run for a second term, and Randy Corporon agreed to join the Board to replace Keith. There being no further nominations, the four Board members were voted by acclamation onto the Board for additional two year terms, and Randy replaced Keith for the rest of his two-year term, expiring in November 2017. The Association will try and have the minutes for each meeting created and approved within 7 to 14 days of the meeting. They are sent to owners with email after approval and mailed to owners without email within 72 hours after being approved.
- After several decades of volunteering for the ACC, Phyllis Gage stepped off the ACC. Lee Johnson's term was up as well (he stepped in to fill the vacancy created by Frank Meogrossi who stepped off the ACC in the middle of his term). Lee agreed to run again, and former ACC member Greg Truitt agreed to rejoin the ACC. These members were also voted by acclamation onto the Architectural Control Committee for two-year terms.

### **Financial Updates**

- With the Annual Meeting notice was the notification that the Board was proposing a dues increase from \$550.00 per year to \$950.00 per year. This increase was to address several items. \$200.00 was earmarked for future legal expenses related to Kings Point – either above the \$125,000.00 voted by the owners for the lawsuit, or any future dealings with Kings Point issues. \$100.00 will be used to fully fund the removal and replacement of the tennis courts, \$50.00 will be used to start upgrading the entrance landscaping and \$50.00 will be set aside to start funding the removal of the roller hockey rink. There were questions about the owners voting on a smaller increase, but per the State laws regarding HOAs and the way the Chenango Covenants are written, the owners can only vote in favor or against a proposed budget – they cannot modify the budget once it is approved and presented by the Board. After a lengthy discussion, a ballot vote was taken. Homeowners Lynn Johnson and Joyce Wilson agreed to help Brian Reid count the vote. After the vote was counted, it was determined the vote passed with 77 in favor and 39 against the increase. To lessen the impact of the increase, the Board has agreed to allow the 2016-2017 fees be paid in increments. The board is asking that at least half of the dues be paid by the end of January, so we have funds to pay our day-to-day bills. The second half can be paid any time before May 1, 2017. See page two for comments on the payment for the trash.
- Lisa Allen reviewed the year-end financial statements (September 2016) for the owners. The Association was over budget on legal expenses for Kings Point and used \$44,325.94 of the \$125,000.00 that was approved by the owners for the Kings Point lawsuit. There were no reserve expenses used this year except for a portion of the legal funds. The Board reallocated the Undesignated Reserves into several reserves (equestrian expenses, the removal of the roller hockey rink, the tennis courts, and legal expenses). The result was a year end reserve of \$367,121.60.

- The Waste Management rate for trash removal increases five percent February 1, 2017 from \$11.00 to \$11.55 per month. This means the yearly bill for trash will be \$138.60. This price is for weekly trash pickup and bi-weekly recycling pick up. There are 211 owners signed up for the service, so only those 211 will be billed the trash rate. If you do not have the service but want it for the 2016/2017 trash year, you can contact Brian and he can add it onto your account. Trash fees need to be paid by January 31, 2017. Even if you say you want the trash, it will not be provided unless it is prepaid. One of the reasons we get the great rate is because there is not a lot of paperwork for the Waste Management office.

**THERE HAVE BEEN SEVERAL REPORTS OF MAILBOXES BEING BROKEN INTO AND MAIL STOLEN IN THE PAST FEW DAYS. PLEASE BE AWARE OF YOUR SURROUNDINGS THIS TIME OF YEAR – IF YOU SEE SOMEONE SUSPICIOUS LOITERING AROUND THE MAILBOXES, OR IN THE COMMUNITY IN GENERAL, CALL THE POLICE!!**

### **Architectural Control Committee**

- Nina Molk spoke at the meeting, and reminded owners that ALL CHANGES to the exterior of the home and landscaping require approval of the ACC. We have had an increase of changes that have taken place without submitting the plans to the ACC; we have also had a number of requests that have been submitted only a few days before a request. Remember that the ACC positions are volunteers, and the committee members cannot always inspect a request given only a few days' notice.
- Lighting has become a hot-button item in 2016, and many owners that enjoy sleeping with their windows open in the summer or enjoy a late night out on their patio cannot do so with the bright lights of their neighbors. Any changes or additions to the lighting on your property require the approval of the ACC. When changing your lightbulbs we are asking owners to consider the factor of lumens as well as wattage, since CFLs and LEDs can produce much higher rates of lumens with lower wattage use. A 25 watt standard bulb produces about 220 lumens; a similar compact fluorescent (CFL) that is 20 watts and an 18 watt LED will produce over 1300 lumens- 6X the light – the equivalent of a 100 watt bulb. Even using lower wattage bulbs, if used in groups will greatly increase lumens. Three 25 watt bulbs will create almost 700 lumens, making it as bright as a 60 watt bulb. We also ask that all new bulbs be warm color bulbs not the bluer bright white bulbs. The softer color is less institutional, less commercial and more pleasing to the look of the neighborhood. Keep lighting to a minimum, while still making sure your lighting is safe for you and your family.
- Remember what is and is not allowed in the community to prevent those aggravating “nasty-grams” from the management company.
  - Snow equipment, gardening equipment, tools and similar items should be in the garage or the house, not left out in your yard. The Association accepts snow plows attached to trucks during snow season, but should be removed and stored in a garage during the spring, summer and fall.
  - Boats, RVs, campers, jet skis, trailers, ATVs, etc. should be stored inside a garage or out of a community except for loading and unloading (usually 24 hours or less).
  - No chickens, cows, goats, sheep, etc. at homes, and no more than two mature horses and one immature horse on any lot. A mature horse is any horse older than one year.
  - No construction debris or piles of landscaping or building materials are allowed to accumulate on the lot where visible from another home, street or bridle path.
  - Natural grasses and weeds need to be maintained to be less than twelve inches. Landscaping on lots needs to be maintained in an attractive manner.

### **Traffic Committee**

Traffic Engineering Services (TES) has received the final results from the Chenango NTMP ballot. The project is on E. Long Ave. from S. Parker Rd. to S. Ireland Way.

- \* A total of 164 ballots went out to affected residents.
- \* TES received back 72 percent of the ballots.
- \* 82 percent of the residents voted in favor "YES" to implement the traffic mitigation plan.
- \* 18 percent of the residents voted not in favor "NO" to implement the traffic mitigation plan.

The plan includes (from west to east) a speed hump east of S. Parker Rd. on Long Ave., a new crosswalk at E. Jamison Ave. and E. Long Ave., a new crosswalk at S. Argonne St. and E. Long Ave., a new all-way stop control and crosswalks at S. Biscay St. and E. Long Ave., a new permanent electronic speed sign for westbound vehicles west of S. Espana Way on E. Long Ave. Additionally, stop signs will be double posted at all-way stop controlled intersections for increased visibility.

Construction on the traffic mitigation project will begin this winter.

### **Volunteers and Events**

- Sonya Truitt continues to be our Social Director. Thanks to Sonya for coordinating the garage sale and the summer picnic this year. Sonya is always looking for excited, energetic members of the community to help with the events, along with ideas for new fun ways to get to have fun and meet the neighbors. Contact Sonya at [busysonya@gmail.com](mailto:busysonya@gmail.com) to help with future events or share an idea.
- Frank Meogrossi again hosted the Chenango Car Show for the 11<sup>th</sup> year. This event always has a large presence in the community and the Centennial/Aurora area.
- Barbara Fruitman and Yael Shuman continue to provide meals and gift baskets for major life events in the community. If you have a need give Barbara a call at 303-699-1911, or email her at [bfruitman@outlook.com](mailto:bfruitman@outlook.com) (please note Barbara's new email address). If you are willing to help deliver meals, let her know that as well.
- Shannon Franke continues to provide a wonderful welcome gift to all our new owners. Each gift fits the season and the budget we have had. Thanks to Shannon for her work and creative ideas.
- Do we have a horse enthusiast that wants to volunteer for a monthly or quarterly column in the newsletter? Lynn Johnson took this on for years, as well as overseeing the arena, the jumping equipment and the bridle paths. If you want to help the community, and you are a "horse person" this is one way to do it. Call Brian today!

Thanks to all our volunteers - if we forgot to mention anyone in the newsletter, our apologies.

### **No Trash Delay**

Wishing everyone a wonderful holiday season, however you celebrate. Since Christmas and New Year's Day are both on Sunday, your trash will not be affected by either of these holidays. Next holiday delay will be Memorial Day 2017. Remember that the trash company will take all household trash, and up to 10 bags of yard waste and 4 bundles of branches if they are bundled. No sod, dirt, cement, bricks or other construction materials are allowed – they will not be picked up.

## **CHENANGO CARES**

Have you recently had surgery? Did you add a new family member? Feeling under the weather and unable to cook for yourself? Remember that the Association has the Chenango Cares service for those that are in need of a meal or a little pick-me-up. Contact Brian Reid, and he will forward the information to Barbara Fruitman and Yael Shuman. You are not alone in Chenango – let us know your needs, and how we can help you meet them. If you have an interest in helping with this committee, please contact Brian Reid at 303-755-2732 x 210 or 720-939-9412.

## **STAY ON THE BRIDLE PATHS; KEEP PETS ON LEASHES**

Please be cognizant of where the bridle-paths are and respect people's private property by only using the roads and bridle-paths – do not cut through property you have not been invited to use. Remember that dogs must be on leash when off your lot. Every dog you encounter may not be friendly, and you may not have time to get a leash on a dog if you come upon one or a coyote on a bridle path.

All dogs should be on leashes if they are walked on the walking path by the horse arena and the gazebo as well. Pet pick-up bags are provided for your convenience and to keep the area sanitary. Please do your part and pick up after your pets.

## **CHENANGO SECURITY**

Remember that the security company is hired to tour the property and report any suspicious activities to the Board and/or the Police. They do not carry guns, and they will NEVER act in the capacity of a law enforcement agency. If you have an emergency, DO NOT look for our security. CALL 911 FOR HELP.

The shrubbery and trees around the rec facility parking lot was trimmed back significantly to prevent the potential for suspicious people hiding in the bushes around our playground, tennis courts and basketball courts and give owners and security a better visual of the parking lot. If you see people in the common area loitering, or if you see a suspicious vehicle parked in the parking lot with someone sitting in the vehicle, call the police. The Chenango rec facilities should not be used by non-residents.

In the future, we are considering adding a gate that will only allow owners and residents access to the parking lot. For now, everyone needs to do their part and report suspicious activity in the community.

## **CHENANGO CHILDREN SERVICES**

Listed below is a list of children and the services they offer in the community. If your child is not on the list, and you would like them to be added, please contact Brian Reid with their information. This section of the newsletter is provided free of charge to all kids living in Chenango. Please contact Brian with your name, age, phone number, and jobs you are willing to do. Additions will not be accepted over the phone – written requests are required to ensure accuracy. Fax to 303-755-4509 or email to [breid@managementandmaintenance.net](mailto:breid@managementandmaintenance.net). Our list has been reduced dramatically, due to some of the kids getting older and going off to college. Let your neighbors know you are interested in helping around the community. Make some extra spending money! Contact Brian today.

Jade Brownjohn, 16	303-400-4950	B*, P
Erin Gullick, 15	720-318-6612	P*
Brooke Helwig, 19	303-362-2082	B*, P
Holly Henkel, 16	630-544-9724	P
Carissa Janitell, 21	303-699-5646	B*, P
Nicole Janitell, 21	303-906-2367	P
Halle Jensen, 15	303-841-6350	B*, P
Sarah Stone, 17	303-627-9606	B, P
Lydia Van Kirk, 18	303-730-8130	P*
Juliana Van Kirk, 16	303-730-8130	P*

B - Babysitting (\*-Red Cross Certified)

P – Pet sitting (\*any help with horses)

C – Lawn, Snow and Chores

H - House-sitting

## **BOARD OF DIRECTORS**

Our meetings are the 4<sup>th</sup> Monday at the firehouse on Parker Road, just North of Chenango. All owners are welcome to attend to make comments, present concerns, or just learn what is happening in the community. Remember that starting in 2016, we changed our meetings to every-other month. We currently only meet in even months, except for the Annual meeting, which is always in November of each year. If additional meetings are needed, the owners will be notified by email or USPS.

### **Board of Directors**

David Brundage, President  
Chuck Latham, Vice President  
Lisa Allen, Treasurer  
Tom Kane, Secretary  
Margaret Noble  
Randy Corporon  
Rodger Wilson

### **Board Meeting Schedule – all start at 7:00 PM**

February 27, 2017  
April 24, 2017  
June 26, 2017

## **ARCHITECTURAL CONTROL COMMITTEE**

The Architectural Control Committee usually meets the first Tuesday of each month. Call Brian for the location of the monthly ACC meeting – these meetings take place in committee members' homes. Please send the plans early enough for the Committee to review and contact you if they have questions. It is advisable for owners to attend meetings if they are doing substantial changes (additions, modifications, major landscaping changes, etc.) so that if there are questions, they can be addressed at that time, and decisions are not delayed for a month. Please try and plan your requests ahead of time, so last minute decisions are not needed. If you have questions, please contact Brian Reid. **IF THE ACC DOES NOT HAVE ANY REQUESTS 36 HOURS BEFORE THE MEETING SCHEDULED FOR TUESDAY, THE MEETING WILL BE CANCELED FOR THAT MONTH. PLEASE DO NOT EMAIL/CALL MONDAY AFTERNOON OR TUESDAY MORNING TO SET UP AN ACC REVIEW.**

### **Architectural Control Committee**

Nina Molk  
Ralph Janitell  
Lee Johnson  
Jim Flint  
Greg Truitt

### **ACC meeting schedule – all start at 6:30 PM**

January 3, 2017  
February 7, 2017  
March 7, 2017

***IT IS ALWAYS ADVISABLE TO CALL OR EMAIL BRIAN SEVERAL DAYS BEFORE A BOARD, ACC OR KPC MEETING TO MAKE SURE THEY HAVE NOT BEEN MOVED OR CANCELED, DUE TO A CHANGE IN CIRCUMSTANCES. BRIAN CAN BE REACHED AT 720-939-9412 OR BY EMAIL AT [breid@managementandmaintenance.net](mailto:breid@managementandmaintenance.net).***

### **Welcome to the Neighborhood**

Welcome to Christopher and Elizabeth Nichols – they purchased 7550 S. Dunkirk from Davis and Frances Barnes in August 2016.

Welcome to Fedor and Sarah Tyutin - they purchased 7871 S. Argonne from Jard and Jaylene Cantrell in August.

Welcome to Ryan and Ellie Ward who purchased 19259 E. Long Avenue in August as well.

Welcome to Stephen Schile who purchased 7521 S. Richfield from Darla Wilson in September.

Welcome to Matthew and Jordana Hoppe - they purchased 7586 S. Biscay from Csaba and Carol Baird.

Welcome to Trevor and Celeste Booth – they purchased 7781 S. Pitkin from Sharon Vassau in October.


Welcome to Don and Sara Merrill - they purchased 17700 E. Long Avenue from Susan Oberbillig in October.

Welcome to Emre and Zeklye Feray Baytok – they purchase 7535 S. Telluride from the Skinners in November.

Welcome to Timothy and Stephanie Olson – they purchased 7506 S. Telluride from Sean and Camilla Gullick in November.

Welcome to all our new members and goodbye to some long-time residents of our Chenango family.





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# OUR Neighborhood Properties

We consistently sell over 50% of our own listings at a higher price per square foot than our competition!



**JUST LISTED**

**CHENANGO**

**7885 South Flanders Street**

Fabulous estate with mountain views and over 8,400 finished square feet. 4 Car attached garage PLUS 1,600 sqft outbuilding/garage. Offered at \$1,600,000



**JUST LISTED**

**21850 East Davies Avenue**

Better than new open floorplan with spectacular mountain views in **Arapahoe Meadows**. Wrap around deck, master bedroom with retreat and fully finished walk-out basement. Offered at \$718,900



**JUST SOLD**

**CHENANGO**

**17700 East Long Avenue**

Traditional custom on 2+ Acres in **Chenango** with great mountain views. Pool with built-in hot tub, many recent updates and upgrades throughout.



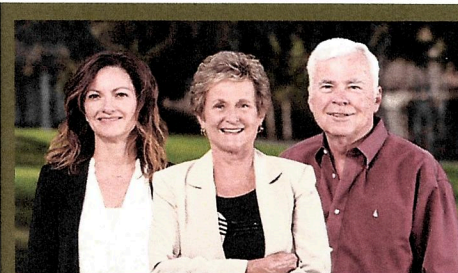
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