



CHENANGO HOA NEWSLETTER

Q1 - 2022

PRESIDENT'S CORNER



Hello to the entire community! It's hard to believe that the first quarter is behind us. On behalf of the board we hope this note finds you in good spirits and in good health.

As we progress into the new year many of the projects we put in motion last year are coming to fruition. First and foremost, the playground was completed in early March! The reports coming back from the children, including my own, is that it is "awesome!" My kids have asked me repeatedly when we can go back to the new playground. There are a couple of picnic tables strategically located around the playground for the entire community to enjoy, so please take some time to visit the playground area. On behalf of the board and the entire community, I would like to thank Susan Knapp for her tireless work and commitment to the new playground.

We have begun voting on the Short-Term Rental and Leasing Amendment. By now you should have received an email and a written letter with the Short-Term Rental and Leasing Amendment as well as the ballot. Many homeowners have asked for some background as to why we are presenting this amendment at this time. We have presented this in front of the community in the last two HOA meetings. We have had a few homes in the community that have begun to rent their homes or rooms out on VRBO or AirBnb. The term they use is "hoteling." At times, these short-term rentals have resulted in major parties with loud noise from music and people that has lasted well into the early morning hours. It has resulted in parking issues in the cul-de-sac as well as safety concerns from the neighbors. The neighbors asked the board to come

up with some rules for short-term rentals. While the board is not opposed to friendly neighborhood rentals, we have no idea who these rentals will be awarded to and if they are at all willing to act like good neighbors. Our only recourse is to call the police the way our covenants are written presently. In the amendment we allow rentals that are at least 3 months long. That was the compromise that the board came up with. **WE WILL NEED EVERY BALLOT BACK, SO PLEASE TAKE THE TIME TO FILL IT OUT AND RETURN IT. THE BALLOTS ARE DUE BACK NO LATER THAN 5:00PM ON MAY 20TH.** You can return the ballots either by dropping them off or mailing them to the names and addresses on the ballot. You can also sign the ballot, scan it, and send it back to Brian. Thank you for taking the time to address this serious issue and the concerns of your neighbors. The board is asking that you vote "For" the amendment.



We are continuing to work on the revision of the rest of our Declaration of Covenants. After the Short-Term Rental voting is complete, we will send out the revised Declaration of Covenants for your review and then we will have a separate vote for the updated version. Look for this in the 3rd quarter of this year.

Our contractor has started work on the new round pen training area next to the arena. We hope that you horse lovers will take advantage of the new training pen and let us know what you think about it. A big thanks to Ralph Janitell for planning the new pen, soliciting the contractors for bids and presenting it to the board.

The Oakwood project is progressing at a good pace. Oakwood will start to excavate this summer and they have planned to begin building homes by the summer of '23 or the last quarter of '23. We have kept our engineers and the Oakwood committee heavily involved to protect the interests of our agreement. Thanks again to the Oakwood committee and all of the time they have devoted to protecting our interests.



We will begin investigating updating our lighting of the Long entrance this month. Apparently the lights currently in use can no longer be found and one is no longer working. We will update the entrances with LED lights, starting with Long and progressing to Jamison next year.

Mark Anderson has taken over the monitoring and design of the website and the newsletter. Thank you Mark for the talent and experience you bring to the community. Also, thank You Margaret Noble for your years of work and monitoring of the Chenango website among the many other numerous projects you have headed for the community.

Thank you to the entire community for continuing to keep Chenango a fantastic and desirable place to live and play. As always, if you have any concerns, please pass them on to Brian and he will relay them to the board.

Sincerely,
Craig Goodson
President, Chenango HOA

SOCIAL DIRECTOR

We are looking for a Social Director. We are very thankful for all the time served by our previous directors and are now looking for a new volunteer to fill this needed position. If you are a socialite and have interest in taking on this volunteer position, please let us know. We are looking forward to events where we can all get together and mingle again!

NEWSLETTER ADVERTISEMENTS

The Chenango HOA Newsletter is available for residents to post full or half page advertisements in. If you have a company that you would like to advertise the service for, please contact Brian Reid for pricing. You can provide your add in PDF format for inclusion in the letters. Half page \$90.00; full page \$150.00.

WELCOME TO NEW OWNERS

We wish to welcome all of these new homeowners since our last HOA newsletter! You sure picked a great neighborhood to move to and we are excited to get to know you. Here is the list of our new Chenango newcomers:

1/22 Ripsime Kirishyan and Arman Sarkisyan
1/22 Eissa and Codi Harshman



FOXFIELD GATE ISSUES

Foxfield has denied our repeated requests for access through the gate. We have very little control over these gates. Should you have questions or concerns regarding these gates, please direct your questions to the Clerk of Foxfield, 303-680-1544

BIRDS OF PREY AND WILDLIFE

Several weeks ago, someone playing pickle ball was attacked by a hawk nearby, nesting in a tree. We believe it was defending the nest.



We don't know if this is an isolated incident, but we caution anyone playing in the sport court to be aware. The nesting time for hawks is only about a month (or less) away, so if everyone stays clear of the courts for a few more weeks, the issue may resolve itself. We will look at installing owl statues, in case they consider returning. Please be aware of this

situation when you are playing in and around the sport court areas.

In addition to multiple great horned owl sightings, recently a homeowner also reported that a hawk swept down and tried to grab one of her small dogs. Luckily the dog made it back to the house. We live in a magnificent place, so please be cognizant of these majestic birds living with us. (Chenango Bald Eagle photo credit to Melissa Hallberg posted on Facebook)

On a side note, we have seen large groups of turkeys and deer walking the bridle trails. The hummingbirds will be back around Mother's Day as well, so be ready to get your feeders out. Keep your eye out for all these interesting folks.

HOA COMMUNICATION

Email is the primary mode of communication to update the association on events and distribute the Chenango HOA Newsletter. Notices of annual meetings, budgets, information requiring vote and other critical information will be sent via USPS, in addition to email.

We also encourage the association to take part in the bi-monthly Board meetings and annual HOA meetings to stay up to date on our community and voice your opinion. We are attempting to add the ability to watch

the board meeting via a remote Zoom link. Again, this is only for watching the meeting and listening in. If you wish to participate in the public comment portion, you will need to attend the meeting. Please be patient with us as we figure this remote option out and fine tuning it. It is the first time we are trying to add this.

Are you getting emails from Chenango about trash issues, Kings Point, Vermillion Creek, social events and a host of other subjects? If not, Brian may not have your up-to-date email. Please email Brian today with your updated email address.

If there are more than one member of your household that would like to receive email notices, please also include those addresses. Please note which address is the primary contact address.



BRIDLE TRAIL PATHS

We have a wonderful asset in our community being our bridle trail system. Be it for equestrian or pedestrian use we are blessed to have this common space that we all can enjoy. Get out there and enjoy our trails!

To continue the improvement of our common asset, we have lots of great additions that we are working on regarding the bridle trails. First, we are going to repair a number of sections of deteriorating barbed wire fence along our norther boarder. These sections of fence have been missing or in serious disrepair for a number of years. These will be replaced with the same 4-wire style barbed wire fence as we have along our southern border.

Once the weather warms up a bit, we will be getting updated bids for improving some bridle path sections that need some work. This will include new trail signage, additional of split rail fencing and improvement to path access.

Please remember that motorized vehicle traffic is not permitted on the bridle paths. This damages the bridle paths, is against the Covenants and takes years to recover. Please keep motorized vehicle off the paths. Homeowners damaging Bridle Trails will be invoiced for the expense to repair trail damages.

Please also 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. As well please remember to pick-up after your pet.

COMMON AREAS

We have numerous common areas in our HOA. These are wonderful assets that we all as Chenango residents are free to use and share together. Yearly we have many HOA events that are held in these areas. Please feel free to use these areas on a first come first serve basis.

If you have an event you would like to host that involves non-Chenango residents, please notify the Board of your event by contacting Brian Reid. For the event, the Chenango resident host is required to attend the event and a liability waiver must be provided to the HOA.

TRAFFIC LIGHTS AND ROADS

Please report concerns you have about traffic lights and roads (potholes) in-and-out of Chenango. This is best done using CDOT non-urgent contact form which can be found here:

<https://www.codot.gov/topcontent/contact-cdot>

For traffic lights you should select OTHER, not Traffic - then note which of the two lighted intersections and the issue (e.g. no flashing yellow to make a left turn (east) from south-bound Parker Rd into Long Avenue). Remember to identify the direction of travel on Parker,

and in to or out of Chenango so it is clear exactly which light is being referenced.

CHENANGO CHILDREN SERVICES

Listed below are Chenango children and the services they offer in the community. This list may not be currently accurate. We are updating this list for the next newsletter.

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 child's name, age, phone number and job/s they are willing to do. Additions will not be accepted over the phone – written requests are required to ensure accuracy.

If you provide a service that is not listed below, please feel free to offer that service. Outline that new service when sending in your contact info.

| | | |
|--------------------|--------------|---------|
| Myles Anderson, 13 | 720-909-9944 | P, H |
| Austin DeBobes, 18 | 303-842-8938 | C, P, H |
| Lowen DeBobes, 15 | 757-513-8754 | P, H |
| Anna DeBobes, 13 | 757-513-8754 | P, H |
| Zoe Petrie, 18 | 720-841-8347 | B |
| Daniel Silk, 20 | 720-883-5954 | D, P, H |
| Anna Staton, 15 | 303-210-3974 | B* |
| Liam Jackson, 11 | 720-418-1489 | C |

- B - Babysitting (*-Red Cross Certified)
- D – Driver local/DIA transit **(NEW CATEGORY)**
- P – Pet sitting (*any help with horses)
- C – Lawn, Snow and Chores
- H - House-sitting

CHENANGO SECURITY

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 were 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.



BOARD OF DIRECTORS/MEETINGS

Our Board meetings are currently the 4th Monday of the even months of the year 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. If additional meetings are needed, the owners will be notified by email or USPS.

It is advisable to call or email Brian several days before a Board meeting to make sure it has not been moved or canceled for some reason.

2022 Board Meeting Schedule starts @7:00 PM:

February 28, 2022
April 22, 2022
June 27, 2022
August 22, 2022
October 24, 2022
December TBD, 2022 (tentative due to holiday)
Annual Meeting – to be determined – 2022

2021/22 Chenango Board of Directors:

Craig Goodson, President
Mark E. Anderson, Vice President
Lincoln Franke, Treasurer
Sherri Philips, Secretary
Susan Knapp, Member
Kevin Helwig, Member
Jay Evans, Member

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee (ACC) meets monthly or as needed. Most of the time, the ACC can review requests and get the owner's approval without holding a formal in-person meeting, so get your request to Brian, and he will forward the request to the ACC.

ALL CHANGES to the exterior of the home, fencing and landscaping require approval of the ACC. Anything that visually changes the house, landscaping, or any other portion of the lot requires permission from the ACC in writing. The homeowner will get a phone call from the ACC members if a meeting is needed on sight. Only if the ACC feels it is required.

2021/2022 Architectural Control Committee:

Lee Johnson
Greg Truitt
Doug Mazezka
Frank Meograssi
Todd Phillips
Sherri Phillips (Board Liaison to the ACC)



HOW TO AVOID LETTERS FROM THE HOA

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 snowplows attached to trucks during snow season, but plows 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 the 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.
- Fencing that does not meet covenant requirements.
- Trash cans cannot be visible from the street or neighboring lots.
- Remove dead and sickly trees, shrubs and other plant material. Dead and diseased plants can attract bugs and disease, which can have a negative impact on your healthy plants and your neighbors' plant material. Companies like SavaTree, Davey Tree and others will provide bids at no cost to you.
- Remember to stay off the bridle paths, and don't use these for personal access into the back yards. Damage to the paths may take years to be repaired, and hard ground can be bothersome to horses on the trails. Trails are for horses and pedestrians to enjoy!
- No unnaturally bright lights or loud, disturbing noises coming from your home. If you have a construction project going on, make sure they are ending at a reasonable hour to reduce the noise.

Follow these guidelines to live in harmony with your neighbors and reduce the chance of getting that nasty HOA management letter.

HOA CONTACT AND INFORMATION

HOA Management Company Contact:

The primary point of contact for the Chenango HOA, the Chenango Board and the Chenango ACC is Brian Reid of Management and Maintenance. Brian can be reached directly at 720-939-9412 or via email at: breid@managementandmaintenance.net

Brian Reid c/o Management & Maintenance, Inc.

7803 E. Harvard Ave, Denver, CO 80231

TEL 303.755.2732 ext 210

Chenango Webpage: www.chenangohoa.com

Facebook: Ellie Ward and Jeff Stone maintain the Chenango Facebook page. Thanks to them for taking on this task from Mr. Jim Flint who managed this page and recently moved away. Thank you all for your service! Facebook page: [Chenango Homeowners](https://www.facebook.com/ChenangoHomeowners)



EASTER EGG HUNT

Bring your kids, grandkids & friends to join us for our 14th Annual Easter Egg Hunt in Chenango! Bring your Easter basket to collect all the goodies, meet the Easter Bunny, jump in the bounce house and more. This event is outside (rain, snow or shine) - in the Chenango Park near the gazebo off Long Avenue. The festivities will begin promptly at 10:00 am, Saturday April 16th and are **FREE** to all who attend. This is our way of saying thanks for your business and referrals over our many years in real estate! We hope to see you there! Please arrive early, parking is limited. *This year we will be hosting the Top Hogs. They will be joining us with an amazing comedy-filled trick pig show!*

Directions: From Arapahoe Rd and Parker Rd, go South on Parker Rd approximately 1½ miles, Left on Long Ave (the 2nd entrance of Chenango), the gazebo is on the right hand side.



SUE AND JIM POLLOCK

CHRISTINA YARMUL

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(303) 946-7001 JIM

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